



The
LEE, SHAW
Partnership

Giles House Farm
Bromsgrove Road, Belbroughton, DY9 9TY



Farm house style kitchen

A lovely former farm house for refurbishment and potential development currently provides 4 double bedrooms, rural aspect and views, 3 reception rooms, kitchen, utility and attached outbuilding stores over two levels. Lovely garden and shared driveway approach with potential to extend the house and include the attached outbuilding to and provide 5 bedrooms, 3 en-suites, dressing room, open plan dining, kitchen/family room, plus 2 further reception rooms. There is also an alternative consent to provide 2 semi detached dwellings within the extended larger dwelling providing two 3 bedroom semi detached houses which may suit an extended family or multi generational living.

Lounge with period style open fireplace

All this on offer and located conveniently for the particularly desirable North Worcestershire village of Belbroughton which has lots to offer nestling beneath the Clent Hills and offering great walking and riding country. This quintessential village has a Village Green and a mix of period architecture and everyday amenities including a general store, post office, doctors surgery, primary school and a number of public houses, plus cricket and tennis club. Birmingham and the West Midlands conurbation are within an easy commute. There are local railway services operating from Hagley and Blakedown to Birmingham and with services to London. Junction 4 of the M5 motorway is approximately 4 miles distance and good links to the NEC and Birmingham International Airport.

The Farm House currently provides the following accommodation ground floor, lounge with period style open fireplace with symmetrical windows to each side, dual aspect and French doors to outside along with oak finish floor.





Sitting room with polished metal fireplace

An inner hall with staircase leads to the first floor. There is a character sitting room/snug with an inglenook fireplace having log burning stove, quarry tile floor and external door.

There is a further sitting room with period style polished metal fireplace making an attractive and more secluded room which could also suit a home office.

An Aga is a feature of the Farm House style kitchen with its oak units, oven and hob and slate style flooring.

There is a lobby with an external door which is currently used as a front door but this could change if the proposed alterations and extensions are undertaken. Separate utility room, plus a separate guest cloak room with low level wc and wash basin and under stairs cupboard.

At first floor level the landing has a window with views. The master bedroom is a good size with dual aspect and three windows.



4 Double Bedrooms

Bedroom 2 also has dual aspect with rural views and there are two further double bedrooms.

The house bathroom features oak finish flooring, bath with shower over, heritage suite, low level wc and wash basin.

Outside an attached outbuilding provides two stores at ground floor level plus a separate staircase to the first floor.

The property has a private and enclosed garden lovely for children to play, fore garden and long shared driveway approach.

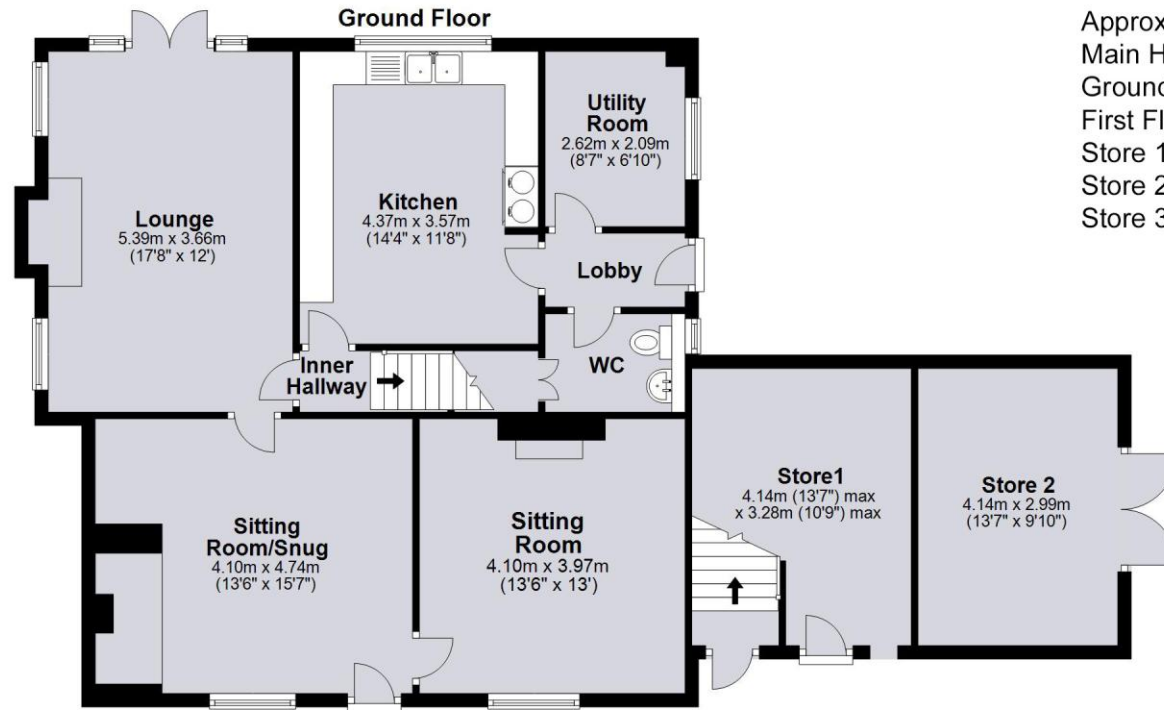
A copy of the consent and plans referred to are attached.



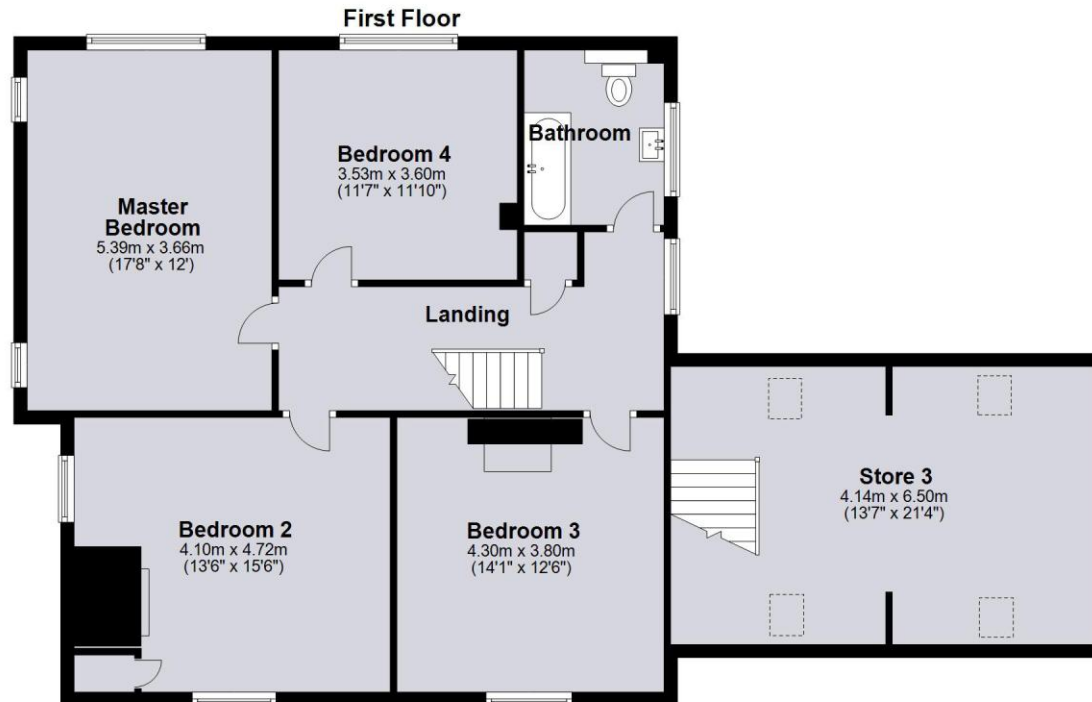


**WE DON'T SELL HOUSES,
WE SELL HOMES.**

Existing Floor Plan



Approximate Gross Internal Floor Area:
 Main House (exc. Stores)
 Ground Floor: 88sq m, 947sq ft
 First Floor: 88sq m, 947sq ft
 Store 1: 15sq m, 161sq ft
 Store 2: 12sq m, 129sq ft
 Store 3: 27sq m, 291sq ft



Private enclosed garden



Planning Consents

22/01089/FULL for two storey front/side extension and alterations/reconfiguration of existing dwelling. Decision date 3rd October 2025.

25/01440/FULL Proposed alterations to existing dwelling with approved extension under app ref. 22/01089 FULL into two semi detached dwellings within the approved extended larger dwelling envelope.

Additional Information

Tenure: Freehold

Services: The property is connected to mains water and electricity. Central heating is oil fired and drainage is to a septic tank.

Construction: Brick, part rendered with pitched tiles roofs

Broadband & Mobile Coverage: <https://checker.ofcom.org.uk>

Shared driveway access.

NB. Photographs taken in 2024.

The property has since been let and is currently Tenanted although the Tenant is to vacate.

There is the option to split the house and attached outbuilding for conversion.

Guide prices:

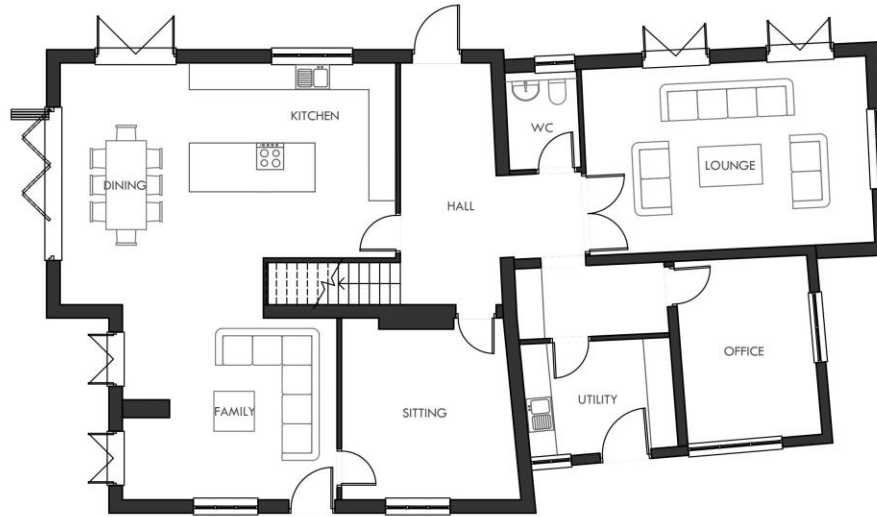
Farmhouse: £699,000

Outbuildings for conversion to a separate development: £299,000

Brochure version dated 29th May 2026

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this

Floor plan for extension of existing dwelling



GROUND FLOOR PLAN

GROSS EXTERNAL AREA SCHEDULE - HOUSE

FLOOR	[m ²]	[ft ²]
GF	172.30	1855
FF	172.30	1855
TOTAL	344.59	3709

GROSS INTERNAL AREA SCHEDULE - HOUSE

FLOOR	[m ²]	[ft ²]
GF	156.07	1680
FF	156.07	1680
TOTAL	312.14	3360



FIRST FLOOR PLAN

REV	DATE	DESCRIPTION

MGL DESIGN ASSOCIATES

CLIENT:
GILES HOUSE FARM, BELBROUGHTON

PROJECT TITLE:
GILES HOUSE FARM,
BELBROUGHTON

DRAWING TITLE:
FLOOR PLANS
AS PROPOSED

SCALE: 1:100 @A3 DATE: March 23

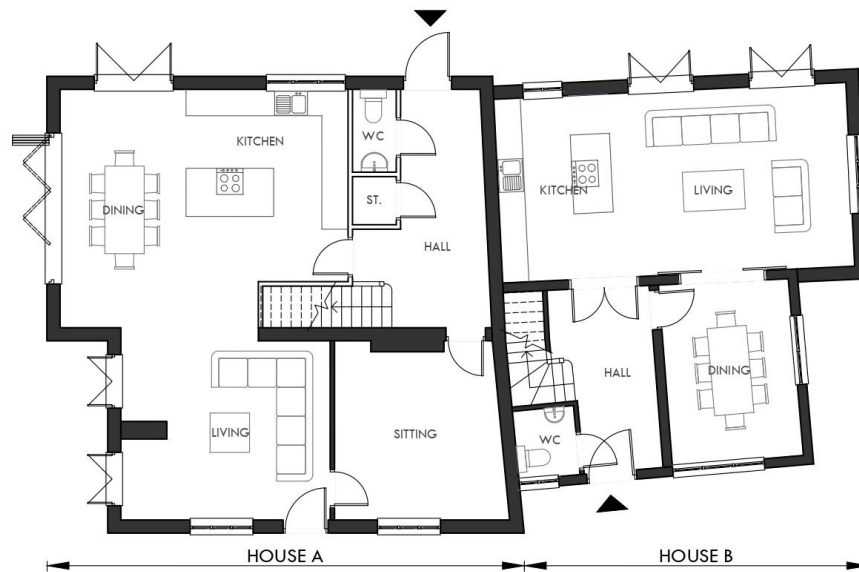
DWG NO: 127-PR101 REVISION: A



Floor plan for extension and convert to two dwellings



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GROSS INTERNAL AREA SCHEDULE - HOUSE A

FLOOR	[m ²]	[ft ²]
GF	90.98	979
FF	90.98	979
TOTAL	181.95	1959

GROSS INTERNAL AREA SCHEDULE - HOUSE B

FLOOR	[m ²]	[ft ²]
GF	62.48	672
FF	62.48	673
TOTAL	124.95	1345

A 16/11/21 U/A comments

REV	DATE	DESCRIPTION

MGL DESIGN ASSOCIATES

CLIENT:
GILES HOUSE FARM, BELBROUGHTON

PROJECT TITLE:
GILES HOUSE FARM, BELBROUGHTON

DRAWING TITLE:
FLOOR PLANS
AS PROPOSED

SCALE: 1:100 @A3 DATE: November 25

DWG NO.: 127-PR201 REVISION: A

The
LEE, SHAW
Partnership

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