



# ST DAVIDS

HARTLE LANE, BELBROUGHTON, DY9 9TJ

**Ed Firth**

The **North Worcestershire** Property Expert



## ST DAVIDS

Offers Over £1,100,000

---

St Davids is one of Belbroughton's most versatile homes, offering over 4,300 sq ft of accommodation including a self-contained two-bedroom annexe. Combining space, flexibility and lifestyle, it presents a rare opportunity within one of the village's most sought-after locations.

---



*To see video, legal pack and  
more information scan QR code*



---

**Designed to adapt to changing lifestyles, St Davids combines substantial family accommodation with exceptional flexibility. A spacious living room, formal dining room, summer room and kitchen with dining area create a home equally suited to family life and entertaining.**

---

**Property at a glance**

Exceptional Detached Village Residence

Offered with no Onward Chain

Five Bedroom Main Residence

South Facing Garden and Sun Room

Private Gated Driveway & Extensive Parking

Self-Contained Two Bedroom Annexe

Multi-Generational Living Potential

Home Business & Income Opportunity

Countryside Walks On The Doorstep

EPC Rating: D





The accommodation centres around a spacious hallway that links the principal reception rooms and bedroom accommodation, creating an excellent flow throughout the ground floor. A substantial principal suite, together with versatile living spaces and the garden-facing summer room, provides flexibility for changing family requirements.

Upstairs, two further principal bedroom suites and additional bedrooms are complemented by extensive dressing and storage space, whilst the self-contained annexe creates opportunities for multi-generational living, guest accommodation or business use.

Beyond the main residence, the self-contained annexe provides exceptional flexibility for independent family accommodation, guest suites, home working or business use. Combined with extensive parking, mature south-facing gardens and direct access to village life, the property offers a lifestyle rarely found within a single home.



"Combining substantial family accommodation with exceptional flexibility. A rare opportunity to enjoy village living in a home capable of adapting to you for years to come..."

---

## GROUND FLOOR

Entrance Hall - 2.16m x 3.80m (7'1" x 12'6")  
Hallway - 6.15m x 3.80m (20'2" x 12'6")  
Living Room - 4.17m x 6.63m (13'8" x 21'9")  
Kitchen - 5.28m x 4.82m (17'4" x 15'10")  
Dining Area - 3.10m x 4.82m (10'2" x 15'10")  
Dining Room - 5.11m x 6.71m (16'9" x 22'0")  
Cloakroom - 1.70m x 2.74m (5'7" x 9'0")  
Laundry & Boot Room - 1.75m x 1.45m (5'9" x 4'9")  
Utility Room - 2.01m x 2.82m (6'7" x 9'3")  
Principal Bedroom Suite - 5.28m x 7.64m (17'4" x 25'1")  
En-Suite Bathroom - 3.76m x 2.36m (12'4" x 7'9")

## FIRST FLOOR

Principal Bedroom Suite - 4.66m x 10.20m (15'3" x 33'6")  
En-Suite Bathroom - 2.15m x 4.31m (7'1" x 14'2")  
Bedroom One - 3.07m x 5.56m (10'1" x 18'2")  
En-Suite Shower Room - 1.65m x 1.96m (5'5" x 6'5")  
Bedroom Two - 2.67m x 2.59m (8'9" x 8'6")  
Bedroom Three - 5.42m x 3.16m (17'9" x 10'4")  
Family Bathroom - 2.97m x 1.96m (9'9" x 6'5")

## ANNEXE

Bedroom One - 2.82m x 3.28m (9'3" x 10'9")  
Bedroom Two / Living Room - 1.96m x 4.90m (6'5" x 16'1")  
Shower Room - 1.93m x 1.68m (5'6" x 6'4")  
First Floor Studio / Hobby Room - 5.03m x 6.88m (16'6" x 22'7")

## OUTSIDE

St Davids is approached via private gated access leading to extensive parking for numerous vehicles. Mature south-facing gardens surround the property, providing attractive areas for relaxation and entertaining, whilst the garden summer room measures 2.92m x 5.00m (9'7" x 16'5"). Beyond the property, a lane leads directly to Belbroughton Recreation Ground, the tennis club and the surrounding countryside.



---

# The Seller's View

---

What makes St Davids so special is the way it has adapted to different stages of life over the years. There is a wonderful sense of space both inside and out, and the house always feels welcoming and comfortable.

The location has been equally important to us. Being able to walk into the village to enjoy the pubs and cafe, or simply stepping straight out into the countryside has given us the perfect balance between community life and peaceful surroundings.

It is a setting that encourages you to slow down and enjoy the best of village living. Whoever buys St Davids will have a rare opportunity to make the house their own, and enjoy the same flexibility, space and lifestyle that have made it such a special place for us to call home.



## Location

Belbroughton is widely regarded as one of Worcestershire's most attractive and desirable villages. With charming local pubs, village shops, cafés and scenic countryside walks on the doorstep, the village provides a superb lifestyle setting whilst remaining within easy reach of Bromsgrove, Stourbridge, Worcester, Birmingham and the wider motorway network.

The village benefits from a well-regarded primary school, a strong sense of community and excellent everyday amenities including a doctors' surgery, village shop and coffee shop. The perfect balance of rural charm and practical convenience.

## Services

Main water, gas and electric

## Tenure

Freehold

## Local Authority & Tax Band

Bromsgrove District Council  
Council Tax band - G

## Viewing Arrangements

Viewing strictly by appointment with sole agent  
Ed Firth 07889 430820  
ed.firth@thepropertyexperts.co.uk

## Amenities/Distances

The Village, a short walk

Belbroughton Primary School 0.2 miles

Haybridge School 3.6 miles

Train Station 3.2 miles

Motorway links 4 miles

Airport 24 miles

Nearest Towns 6 miles

Hospital 9 miles

Doctors 0.2 miles





---

# About the Area

---

## Belbroughton

Belbroughton is a charming and well established Worcestershire village that continues to attract families and professionals seeking a balance between countryside living and everyday convenience.

The village has a strong community feel, centred around its local primary school, parish church and traditional pubs. Scenic rural walks and open countryside are quite literally on the doorstep, making it ideal for those who enjoy an active outdoor lifestyle.

Despite its peaceful setting, Belbroughton remains well connected to nearby Hagley, Bromsgrove and Stourbridge, providing access to further schooling, rail links and a wider range of amenities while retaining its distinctly village character.



---

## North Worcestershire

North Worcestershire offers an appealing blend of rolling countryside, thriving market towns and excellent connectivity. With easy access to the West Midlands motorway network and rail services into Birmingham, the area is particularly popular with commuters. Combining rural beauty with strong schooling options and modern convenience, it remains one of the region's most desirable places to live.



Plot Size: 0.35 Acres 1,415.00 sq.m



## 12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on  
0333 1883 480 or  
email [mortgage.experts@mab.org.uk](mailto:mortgage.experts@mab.org.uk)



Scan the QR code  
to see our mortgage  
calculator

Visit [www.mortgageadvicebureau.com](http://www.mortgageadvicebureau.com) for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

---

# Ed Firth

The **North Worcestershire** Property Expert

📞 07887 430820

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [ed.firth@thepropertyexperts.co.uk](mailto:ed.firth@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*“I’ve engaged Ed’s services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what’s needed and keeping me updated every step of the way.*

*What I value most is that Ed is approachable and genuinely cares about the outcome. He is always available, whether it’s evenings, weekends, or at short notice, and nothing is ever too much trouble. His knowledge, attention to detail, and proactive approach give me complete confidence every time I work with him.*

*After two decades of consistent service, I can honestly say Ed goes above and beyond. I wouldn’t hesitate to recommend him to anyone looking for someone they can truly rely on.”*

Mark Smith



Scan QR code  
to follow me on  
social media

