

ILLEY BROOK FARM

Illey Lane | Halesowen | West Midlands | B62 0HE

Grove.

FIND YOUR HOME



ILLEY BROOK FARM

...a rare countryside retreat

Tucked away along the prestigious Illey Lane, where rolling countryside meets refined living, this remarkable detached farmhouse offers a rare opportunity to own one of Halesowen's most distinguished homes. Set within beautifully maintained grounds and surrounded by idyllic rural scenery, the property effortlessly combines timeless character with sophisticated contemporary design.

Behind its impressive façade lies a home of exceptional craftsmanship and scale. From the striking inglenook fireplace and natural stone finishes to the magnificent open-plan kitchen, dining and living space bathed in natural light, every detail has been thoughtfully curated to create an atmosphere of understated luxury.

Designed for modern family life yet inspired by its countryside setting, the residence offers a seamless connection between indoor and outdoor living. Expansive gardens, a stunning garden room, elegant entertaining spaces and far-reaching rural outlooks provide the perfect backdrop for both intimate family moments and grand-scale occasions.

Offering privacy, prestige and an unrivalled lifestyle in one of the area's most sought-after locations, this is more than a home. It is a sanctuary, a statement, and an extraordinary place to create lasting memories.

...an exceptional family home


ILLEYBROOK FARM

Illey Brook Farm ...at a glance

- Four bedroom country residence
- Set back from Illey Lane at the end of a short lane
- Far-reaching views towards the Clent Hills
- Excellent primary & secondary schools nearby
- Convenient commuter links to the rest of the UK

Grove loves...

...this truly stunning, statement home in its private setting with versatile accommodation and grounds, providing something for the whole family and every occasion.











sitting room & snug

Walk across the stone-chipped driveway, through the oak-framed **open porch** *(page 4)* into the spacious **entrance hall** *(below left)* and you are greeted by a welcoming room that sets the scene for the elegance and quality of the rest of this stunning home.

The stone-tiled floor has underfloor heating, a storage cupboard under the oak staircase, an open-brick feature archway leading to the sitting room, with doors towards the rear for the downstairs WC (equipped with a Silverdale pedestal wash basin, a Silverdale Garden Blue WC with high flush, half-height panelling to the walls and underfloor heating) and the open-plan living area.

The stone-tiled flooring continues through to the **sitting room** *(opposite left, middle-right & below-middle)*. The main focal point is the open-brick inglenook fireplace with oak beam and log burner. Natural light floods in from the two windows that frame the fireplace. The underfloor heating continues into this comfortable room.

The **snug** *(top & below right)* is accessed to the right as you enter the open-plan living area from the hall. The stone-tiled flooring (with underfloor heating) continues into this light & airy room. There's a window to the side and the feature window to the front is framed by fitted storage cupboards and bench.













open-plan living area

The **kitchen** is the beating heart of any family home, and this is an exceptional example of that.

At the centre of the **open-plan living area**, the kitchen takes centre-stage. Surrounded by various spaces for gatherings with family and friends, this stunning area is flooded with natural light from the orangery-style roof lantern, large windows across the rear wall and double opening sliding doors to the side.

Fitted Shaker-style wall and base units with natural granite worksurfaces include bi-fold style cabinetry, a pantry section, ILVE 8 ring range hob and integrated dishwasher & fridge/freezer.

The focal point is the immense centre island. With contrasting cabinetry, the granite worksurface is shaped to include a double butler sink, integrated bins, a cut-out dining section and breakfast bar.

The sumptuous feel of this versatile space is rounded-off with an integrated wine cooler, air conditioning unit and stone-tiled flooring with underfloor heating. Doors lead to the snug and utility.


















CHARTWELL



utility, study & shower room

A door from the open-plan living area leads through to the **utility** *(below left)*.

Continuing the Shaker theme from the kitchen, there's ample storage with wall and base units, granite worksurface, ceramic sink with mixer tap and drainer, and spaces for an American-style fridge/freezer, washing machine and a tumble dryer. A stable door leads out into the garden. The stone-tiled floor with underfloor heating runs through this room, into the study and shower room beyond.

The **office/study** *(right)* is a good-sized quiet space away from the *'hustle & bustle'* of family life that's ideal for working from home.

A door leads through to the downstairs **shower room** *(below right)*. A walk-in full-tiled shower with monsoon head fills one end of the room. A WC and Booth & Co. wash basin finish-off this useful downstairs facility.











master bedroom suite

As you reach the head of the oak staircase, the master bedroom suite is immediately to the left of the **first floor landing** *(below left)*.

The **master bedroom** *(opposite left & top right)* enjoys plenty of natural light from the French doors out onto the sun terrace and windows to the side. This beautiful space has a feature fireplace with marble surround and a central wall, separating it from the **walk-in wardrobe** *(below middle)*. This good-sized dressing area is fitted with wardrobes, drawers and a matching vanity unit.

A door leads to the **en-suite shower room** *(below right)*, which has a walk-in shower with monsoon head, a Booth & Co. vanity wash basin and low-level flush WC.

The French doors in the bedroom lead out onto the **sun terrace** *(middle right)*. The glass railings allow panoramic views of the gardens and countryside beyond, and there's ample space for outdoor furniture to relax on - making it an ideal escape from the rest of the family!

The roof lantern looks into the open-plan living area.














Pearlie

bedrooms 3 & 4 and family bathroom

To the rear of the landing is **bedroom three** *(top & middle right)*, which is a good-sized double bedroom with a light and airy feel.

On the front lies **bedroom four** *(opposite & below left)*, another double bedroom with a large window to the front providing ample natural light.

Between these two lovely bedrooms is the **family bathroom** *(below middle & right)*, which is equipped with a bath set into fitted cabinetry, a Booth & Co. vanity wash basin, low-level flush WC, a walk-in shower with monsoon head and a vertical heated towel rail.















bedroom 2 suite

Moving up to the second floor, you'll find the **bedroom two suite.**

This spacious double bedroom is naturally lit from the window at the rear and two skylights. There's eaves storage on both sides of the room and a door leads through to its own en-suite.

The en-suite has a Booth & Co. wash basin, low-level flush WC, a walk-in Booth & Co. shower with monsoon head and vertical towel rail. Natural light comes from a further skylight.

Agent's Note:
There is limited head height in this suite of rooms.














HAPPY
BIRTHDAY

outbuildings

Walk out onto the gardens from the kitchen onto the patio, and you'll find a landscaped path leading to the **garden room** *(opposite & below left)*.

This wonderful oak-beamed space with glazed sides and front, terracotta tiled floor and room for 10 settings is ideal for al-fresco entertaining family and friends.

Adjacent to the front of the house is the **detached double garage** *(top right)*.

It is equipped with an electric *'up & over'* door, access doors to the front and rear, power and a stairs up to the study/games room.

The **study/games room** *(middle right)* is a large space lit with three skylights and a porthole window.



















gardens

The gardens are beautifully landscaped with patio areas, a lawn, raised brick beds that are home to a variety of shrubs and established trees.

There's gated access to the stone chipping area at the side of the property and double gates opening out to the field.





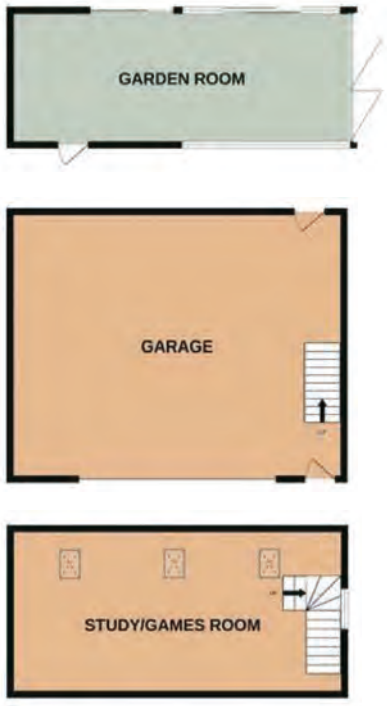


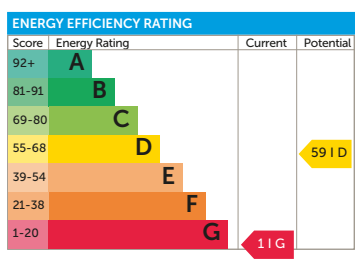






floorplans & epc





TOTAL FLOOR AREA
406.0m² (4,371sq.ft.) approx.



Ground Floor
235.9m² (2,539sq.ft.) approx.



First Floor
137.1m² (1,476sq.ft.) approx.



Second Floor
33.1m² (356sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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dimensions

Entrance Hall		First Floor Landing		Family Bathroom	
Downstairs WC		Bedroom One	6.7m x 4.1m (21'11" x 13'5")	Bedroom Four	4.6m x 3.3m (15'1" x 10'9")
Lounge	4.1m x 6.7m (13'5" x 21'11")	Dressing Room		Second Floor Landing	
Open-Plan Living Area	10.1m x 5.4m (33'1" x 17'8")	En-suite Shower Room		Bedroom Two	4.1m x 4.0m (13'5" x 13'1")
Utility	2.9m x 2.5m (9'6" x 8'2")	Sun Terrace		En-suite Shower Room	
Office/Study	2.5m x 2.4m (8'2" x 7'10")	Bedroom Three	4.1m x 4.6m (13'5" x 15'1")	Garden Room	
Shower Room				Detached Double Garage	8.5 x 6.7 (27'10" x 21'11")
Snug	3.9m x 4.6m (12'9" x 15'1")			Study/Games Room	4.2 x 8.3 (13'9" x 27'2")

location

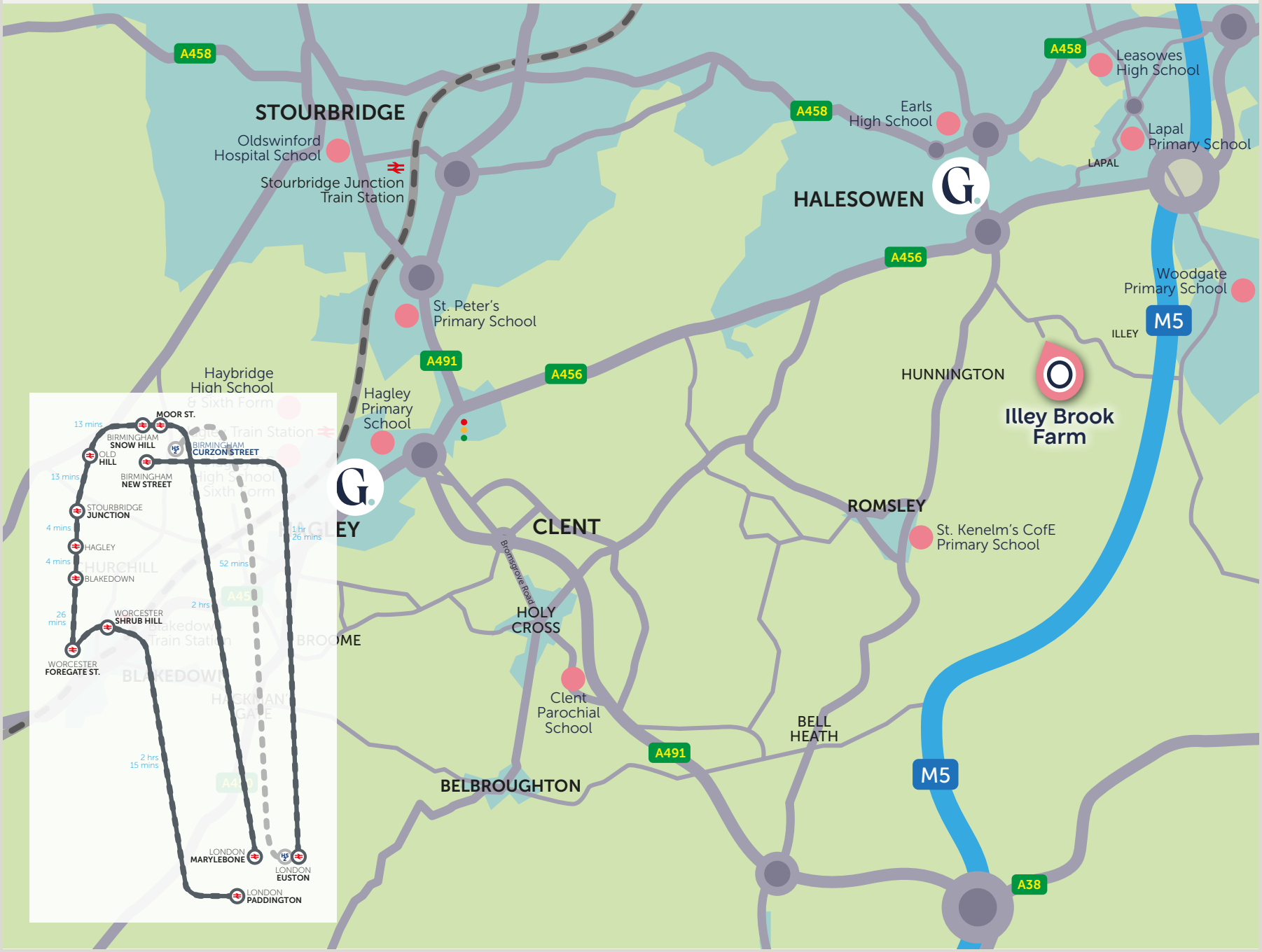
Illey Brook Farm, Illey Lane, Halesowen, West Midlands B62 0HE.

What3Words: ///added.wonderfully.novel

ILLEY BROOK FARM is situated off the prestigious and highly sought-after Illey Lane. Halesowen town centre and the villages of Hunnington and Romsley are all close by, all with a wide variety of shops, pubs, restaurants and other amenities.

The property lies in a convenient location for train links to Worcester, Birmingham and beyond from both Old Hill train station.
The M5 and the Midlands Motorway Network are also within easy reach.

There is also a choice of excellent schools at both primary and secondary levels nearby.





COUNCIL TAX BAND: F **TENURE:** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.
Agents Note: Clients must be aware that the property is served by oil heating and has a septic tanks. They are emptied annually at a cost of £324.00.

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