



BRAMPTON

BROOM HILL, BELBROUGHTON, DY9 0BB

Ed Firth

The **North Worcestershire** Property Expert



BRAMPTON

Offers Over £1,100,000

Brampton is an impressive four-bedroom detached country home in a rural location close to Belbroughton. Set within approximately 0.44ac, it combines generous family accommodation, gardens and countryside views, with versatile space and a double garage.



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



Country living and family life come together beautifully at Brampton, with generous accommodation, gardens and far-reaching countryside views. Add flexible multi-purpose space, a double garage and the amenities and community of Belbroughton close by.

Property at a glance

Impressive Four-Bedroom Detached 1920s Country Home

Wonderful Semi-Rural Setting Close to Belbroughton

Approximately 0.44 Acre Plot with Countryside Views

Spacious Open-Plan Kitchen, Dining & Family Living

Four Double Bedrooms with Two En-Suites

Versatile Studio / Multi-Purpose Room

Planning Permission in Place for Further Enhancement

Twin Gated Driveway & Substantial Double Garage

Solar Panels with Feed-in Tariff

EPC Rating: G





At the heart of Brampton is the spacious kitchen, dining and family living area, creating a wonderfully sociable space for everyday family life and entertaining. The fitted kitchen centres around a six-burner Rangemaster, with generous preparation and storage space, while electric underfloor heating runs throughout this open-plan area.

The separate living room provides a more relaxed retreat, with an open fireplace and bifold doors opening directly onto the garden. Upstairs are four generous double bedrooms, including a spacious principal bedroom with en-suite, a second en-suite bedroom and the family bathroom.

Elsewhere, a particularly generous utility room adds excellent practical space, while the substantial studio/multi-purpose room provides real flexibility for home working, leisure or additional family accommodation.



“A wonderful home for family life, with generous spaces to come together, room to find your own corner and beautiful gardens and countryside always just outside the door.”

GROUND FLOOR

Entrance Hall - 2.26m x 3.48m (7'5" x 11'5")

Living Room - 3.83m x 6.41m (12'7" x 21'0")

Kitchen - 4.30m x 5.34m (14'1" x 17'6")

Dining / Family Room - 4.30m x 3.88m (14'1" x 12'9")

Cloakroom - 1.35m x 1.26m (4'5" x 4'2")

Utility Room - 3.12m x 3.81m (10'3" x 12'6")

Storage Room - 1.25m x 2.44m (4'1" x 8'0")

Studio / Multi-Purpose Room - 5.72m x 4.58m (18'9" x 15'1")

WC - 1.47m x 1.82m (4'9" x 5'11")

FIRST FLOOR

Master Bedroom - 5.71m x 3.80m (18'9" x 12'6")

En-Suite - 1.68m x 2.62m (5'6" x 8'7")

Bedroom Two - 4.09m x 3.35m (13'5" x 11'0")

En-Suite - 1.45m x 1.52m (4'9" x 5'0")

Bedroom Three - 3.83m x 3.80m (12'7" x 12'6")

Bedroom Four - 4.04m x 3.35m (13'3" x 11'0")

Family Bathroom - 3.11m x 2.37m (10'3" x 7'9")

DOUBLE GARAGE

5.77m x 5.65m (18'11" x 18'6")

OUTSIDE

Brampton sits within gardens of approximately 0.44 acres, with lawns and established planting surrounding the house and a delightful koi pond providing an attractive focal point. Twin gated entrances lead onto the driveway, while beyond the garden, open farmland creates a wonderful countryside backdrop.

A substantial timber-framed double garage provides excellent additional space, while the studio/multi-purpose room offers considerable flexibility for home working, leisure or additional family use. Planning permission is also in place for alterations to this part of the property, providing further opportunity to enhance the accommodation.



The Seller's View

“The eight years we have lived at Brampton have been fantastic. It has been a fabulous family home and holds so many happy memories for us. When they were younger, our children spent many summers playing in the garden, and it has been a wonderful place for them to grow up.

We have particularly loved the setting, enjoying countless walks through the beautiful countryside around Broom Hill while also being able to walk into both Belbroughton and Drayton. It gives you that lovely feeling of countryside living without being disconnected from village life.

The neighbouring communities are fantastic, with a real sense of friendliness. After eight very happy years at Brampton, Broom Hill is somewhere we will genuinely miss.”



Broom Hill & Belbroughton

Brampton enjoys a wonderful rural position at Broom Hill, surrounded by open countryside yet just 1.3 miles from the heart of sought-after Belbroughton. This gives the property an appealing balance of rural living, far-reaching views and easy access to village life.

Belbroughton has an excellent range of local amenities, including a village shop and Post Office, café, popular pubs, tennis and cricket clubs, together with a strong sense of community. The surrounding area offers some wonderful countryside walks, while Hagley, Stourbridge and Bromsgrove provide a wider range of amenities and transport connections.

Services

Mains electricity and mains water.
Oil-fired central heating, LPG for cooking and private drainage via septic tank.
Broadband connected.

Tenure

Freehold

Local Authority & Tax Band

Bromsgrove District Council
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent
Ed Firth 07887 430820
ed.firth@thepropertyexperts.co.uk

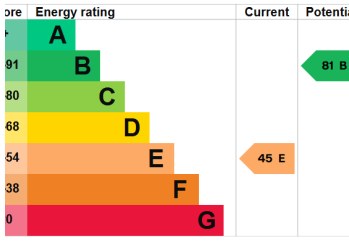
Amenities/Distances

- Belbroughton 1.3 miles
- Primary Schools 1 miles
- Winterfold School 5.7 miles
- Haybridge Secondary School 5 miles
- Train Station 4.9 miles
- Motorway links 4.7 miles
- Airport 24 miles
- Bromsgrove 5 miles
- Doctors 1.4 miles

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Total: 2258 sq. Ft, 210 m2





About the Area

Broom Hill & Belbroughton

Broom Hill sits within particularly appealing countryside close to Belbroughton, with an extensive network of footpaths, bridleways and quiet lanes making the area ideal for walking and exploring.

Nearby villages including Belbroughton, Clent and Hagley add further amenities, while the Clent Hills provide some of the area's best-known countryside and far-reaching views.

For everyday needs, Stourbridge, Bromsgrove and Kidderminster are all within easy reach, providing a comprehensive range of shops, leisure facilities and services. The area is also well placed for access to Birmingham, Worcester and the wider West Midlands.

Families are particularly well served by the choice of schooling across the area, with a range of highly regarded state and independent options available within North Worcestershire and the surrounding region.

Excellent road connections via the M5 and M42 put the wider motorway network within convenient reach, while rail services from nearby stations provide connections towards Birmingham and beyond.

It is this combination of countryside, village communities and accessibility that makes this part of North Worcestershire such an enduringly popular place to call home.

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



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Ed Firth

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📞 07887 430820

🌐 thepropertyexperts.co.uk

✉ ed.firth@thepropertyexperts.co.uk

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"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



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