Grove.

FIND YOUR HOME

The Ram House, Hartle Lane, DY9 9TN

Guide Price £720,000

The Ram House

The Ram House, a unique three bedroom character property, is positioned on Hartle Lane in the ever popular village of Belbroughton and boasts far reaching views of the surrounding countryside. Located just outside the central village, this home combines rural living with easy access to local amenities such as a GP surgery, various pubs and eateries, a local shop, cricket ground and tennis club. For families with children, there is a village primary school and the nearby village of Hagley offers schooling at secondary level.

Comprising an entrance hall with traditional flag stone tiled flooring and oak staircase, kitchen with stable door to the patio, cloakroom and a bright and airy living room with solid oak flooring, log burner and dual aspect windows. On the first floor, the three bedrooms all with character oaks beams offer countryside views and the house bathroom is a tranquil space to relax.

Externally, the large wrap around patio is an ideal space to enjoy warm evenings or to host loved ones and the gravel driveway provides off road parking for multiple vehicles. In addition to the patio and lawned garden, there is a substantial paddock with three stables, ideal for equestrian use and can be accessed via the gravel driveway to the front of the property.

To appreciate the character and charm of this property, viewings are highly recommended and can be arranged via our Hagley branch.

BREAD

BREAD

FRESH
EGGS

Approach
Approached via gravel driveway with gate to side for access to the paddocks and further gate through into the gardens.

Entrance Hall
With stone tiled flooring, underfloor heating throughout and oak staircase to the first floor landing with understairs storage.

Kitchen 14'9" x 11'1" (4.5 x 3.4)
With double glazed window to front, stable door to rear and stone tiling to floor with underfloor heating. Featuring a variety of fitted wall and base units with worksurface over, Belfast sink, range cooker and integrated dishwasher. There is also space and plumbing for white goods to allow for a washing machine and tumble dryer.

Living Dining Room 22'3" x 15'5" (6.8 x 4.7)
With dual aspect double glazed windows to front and side, two skylights overhead and stable door out to the garden. There are character beams overhead and solid oak wood flooring throughout with underfloor heating.

W.C.
With tiling to floor and walls, hand wash basin and w.c.

First Floor Landing
With skylight to rear, character beams overhead and doors leading to:

Bedroom One 14'9" x 10'5" (4.5 x 3.2)
With skylight to front, double glazed window to side and character beams overhead.

Bedroom Two 7'2" x 16'0" (2.2 x 4.9)
With skylight overhead and two double glazed windows to side.

Bedroom Three 7'2" x 15'8" (2.2 x 4.8)
With skylight to rear and two double glazed windows to side.

Bathroom
With skylight to front, wood effect tiled flooring and tiling to walls. There is a vanity sink, w.c., corner shower with hand held shower and drench head over and fitted bath with hand held shower.

Grove.
FIND YOUR HOME

Gardens
With paved patio area, raised planter beds with sleepers and gate through to a walled garden with lawned space and access to the front of the property.

Paddock
Accessed via the gravel driveway with far reaching views and three stables, ideal for equestrian use.

Tenure - Freehold
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.

Council Tax
Tax band is F.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

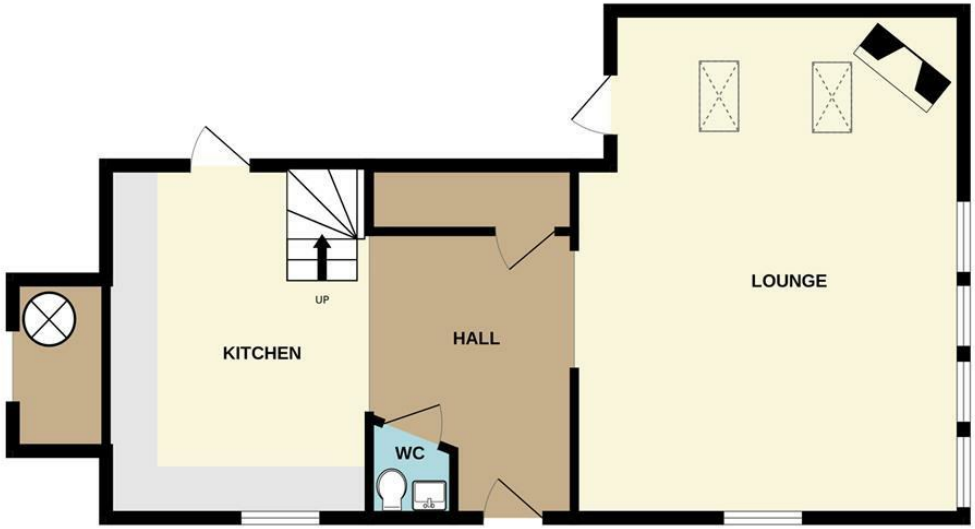
We can also confirm that if we have provided your details to Infinity Financial Advice

Grove.
FIND YOUR HOME

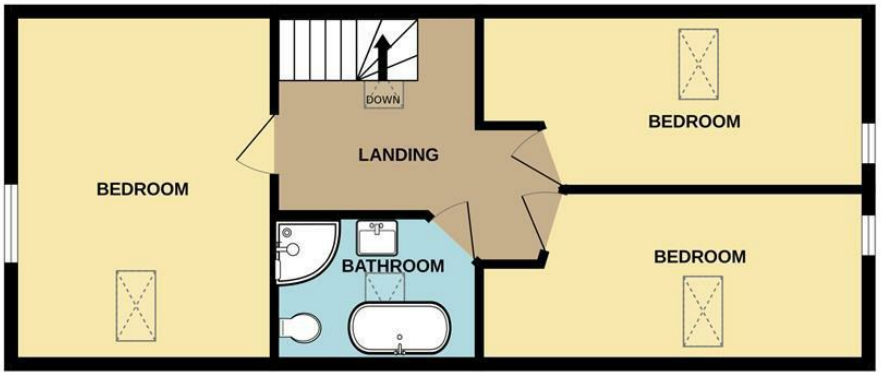
who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

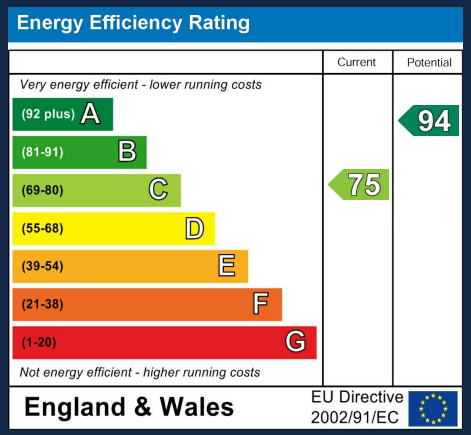
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



Grove.

FIND YOUR HOME

Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk