



The
LEE, SHAW
Partnership

Giles House Farm
Bromsgrove Road, Belbroughton, DY9 9TY

Farm house style kitchen



A charming former farmhouse enjoying a delightful rural setting with countryside views, offering four double bedrooms, three reception rooms and excellent potential for refurbishment.

Situated on the edge of the sought-after village of Belbroughton, this characterful home presents an exciting opportunity to create a superb family residence.

Belbroughton is a picturesque North Worcestershire village nestled beneath the Clent Hills, offering beautiful walking and riding countryside alongside excellent local amenities including a village shop, post office, doctors' surgery, primary school, public houses, cricket and tennis clubs. The village is well placed for commuting, with rail services from nearby Hagley and Blakedown, Junction 4 of the M5 approximately four miles away, and easy access to Birmingham, the NEC and Birmingham International Airport.

Lounge with period style open fireplace

The accommodation includes a spacious dual-aspect lounge with a period-style fireplace and French doors to the garden, a cosy snug featuring an inglenook fireplace with log-burning stove, and a further reception room ideal as a sitting room or home office.

The farmhouse-style kitchen features an Aga, oak units and slate-effect flooring, complemented by a utility room, guest cloakroom and rear lobby.

To the first floor are four double bedrooms, including a generous principal bedroom with dual aspect, together with a family bathroom fitted with a heritage-style suite.

Outside, the property enjoys private enclosed gardens, a fore garden and a long-shared driveway approach.





Potential

Please note the attached stores are excluded from the sale, as shown on the floorplans. The current owner has proposed separating and converting it into an independent dwelling.

Offering plenty of character and requiring modernisation throughout, this is an excellent opportunity to create a wonderful home in one of North Worcestershire's most desirable village locations.

Option to extend

If the buyer wanted to purchase the attached stores at an additional cost, then there is an option to extend the existing farmhouse, and planning consent exists for this. Planning reference for extension/conversion - 22/01089/FULL Two storey front/ side extension and alterations / reconfiguration.

25/01440/FULL with approved extension and conversion into two semi-detached dwellings.

Additional Land

There may also be potential to purchase further land at an additional cost if a buyer wanted a paddock perhaps for a horse.





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.

EPC: E

Council Tax: F

Construction: Brick, part rendered with pitched tiled roofs

Broadband & Mobile

Coverage:

<https://checker.ofcom.org.uk>

Shared driveway access.

NB. Photographs taken in 2024.

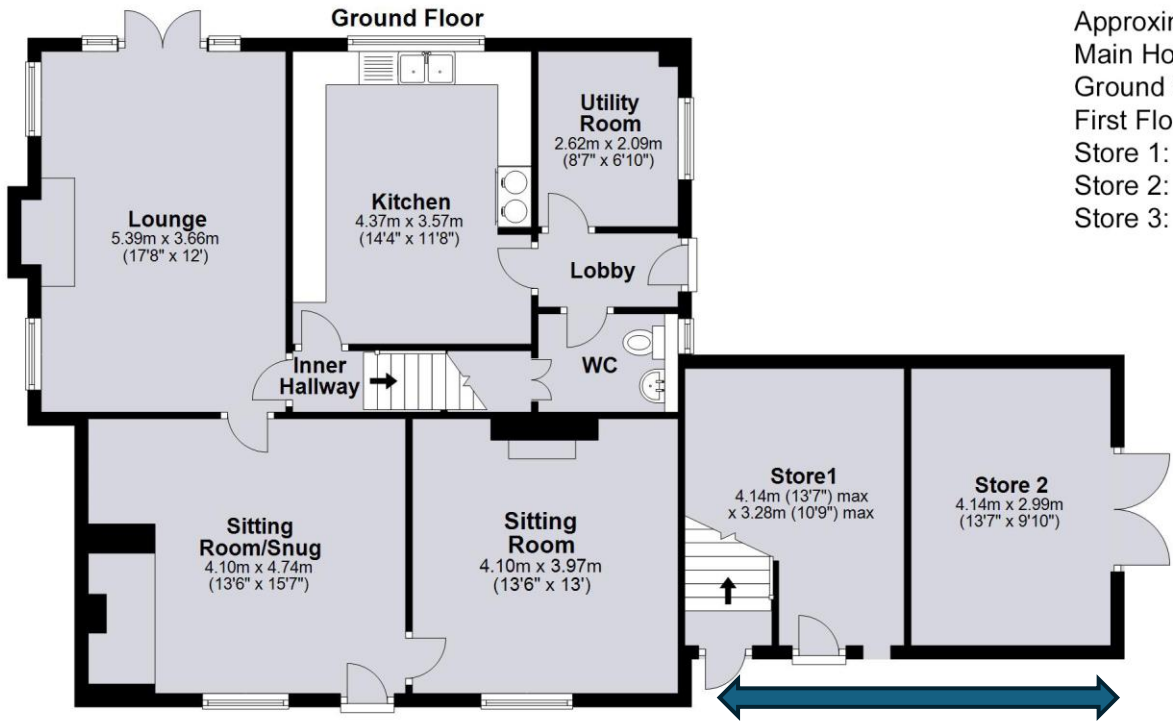
Brochure dated 20/07/2026



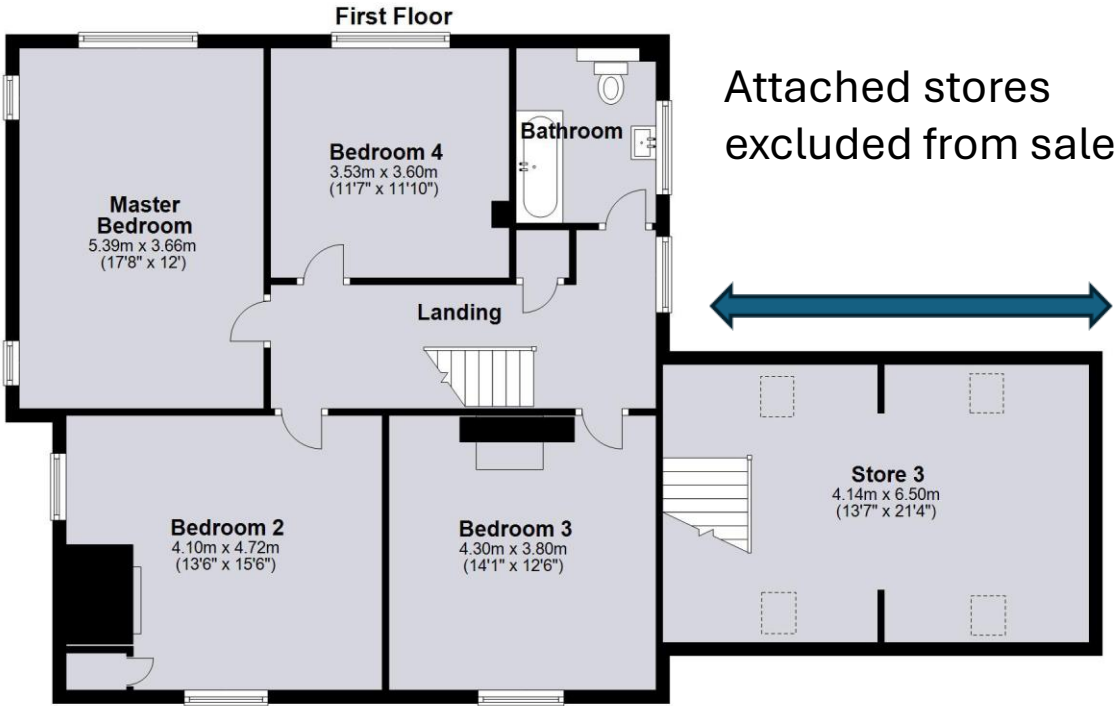


**WE DON'T SELL HOUSES,
WE SELL HOMES.**

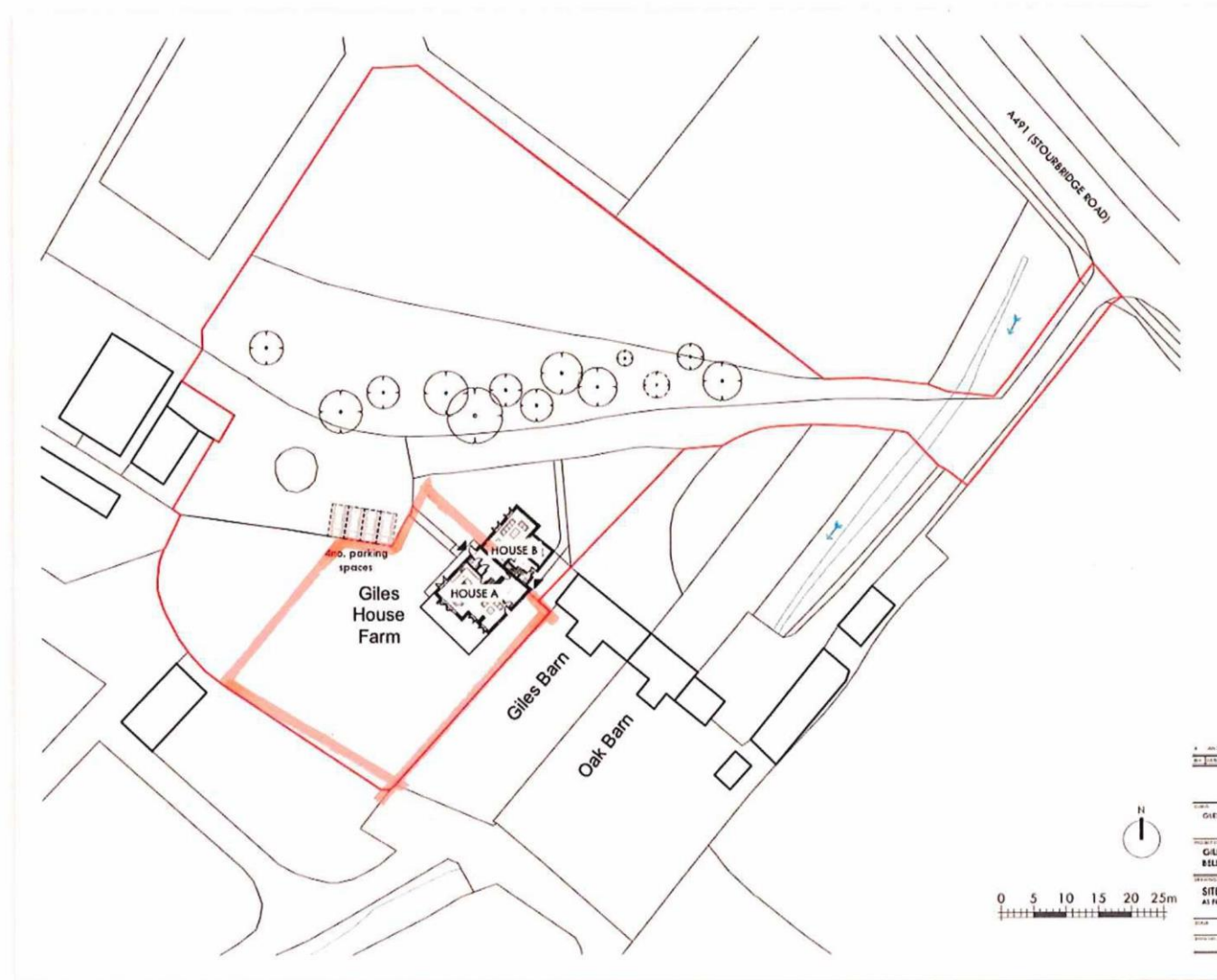
Existing Floor Plan



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



Attached stores
excluded from sale



Not drawn to scale

Private Enclosed Garden



The **LEE, SHAW** Partnership

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