



Bradford House Estate
Bradford Lane | Belbroughton | Stourbridge | DY9 0DP

FINE & COUNTRY

BRADFORD HOUSE ESTATE

Introducing Bradford House Estate, a magnificent and imposing Grade II Listed country house, nestled off a tranquil country lane near the highly sought-after village of Belbroughton. In addition to the seven-bedroom principal residence, there is a further three-bedroom detached cottage, a four-bedroom coach house conversion and equestrian amenities, including 11 stables, ancillary accommodation and menage. All set within 33 acres, the landscape gardens, garaging, car port and tennis court complete the picture.*



- Freehold country estate
- Full equestrian facilities
- Circa 33 acres
- 11 stables
- Menage
- Seven-bedroom main residence Grade II* Listed
- Three-bedroom detached cottage Grade II Listed
- Four-bedroom converted Coach House Grade II Listed

Summary

Steeped in history and adorned with architectural grandeur, Bradford House Estate stands as an exquisite testament to 17th-century Manor House design, graced with later 18th-century additions and a resplendent drawing room extension, envisioned by the visionary Robert Adam. The property has been beautifully renovated, executed to the highest standards showcasing impeccable taste.

Property Description

Ground Floor:

The front door of Bradford House Estate takes you into the grand central reception hall with opulent oak panelled walls, an open fire and part stone, part polished, wood flooring. The drawing room is on the west wing, encompassing a music room, flower room, perfect to use as an entertaining kitchen, and the main entertaining space featuring south-facing curved French doors, elliptical sky light and a large open fire.

The formal dining room is situated off the reception hall at the rear of the property with an inglenook open fire. The south-facing garden room provides a peaceful space with glazed doors leading onto the patio and glass windows across the rear wall inviting ample natural light.

The spacious sitting room boasts an impressive, polished stone, mantelpiece with an open fire and has direct access into the garden room, reception hall and kitchen.

The heart of the home, the open plan kitchen, breakfast, family room embraces a large kitchen island, triple aga, log burner and glazed doors leading onto the south-facing patio overlooking the pool. A pantry, guest cloakroom and WC are located in the hallway between the kitchen and reception hall.

First Floor:

The first floor is configured of five-suited double bedrooms, one of which is Jack and Jill and all include air conditioning. The principle bedroom suite captivates with it's vaulted ceiling, idyllic views of the garden and spacious ensuite bathroom.

Second Floor:

The second floor is configured of two double bedrooms, a shower room and access into the attic.











Seller Insight

“ Set within almost 33 acres of spectacular gardens and grounds is Bradford House Estate, a splendid Grade II* listed 17th century manor that boasts a separate four-bedroom coach house, a three-bedroom cottage as well as outstanding equestrian facilities.

Aside from the magnificence of the property itself, the owner's comment that for them, one of the main selling points was most definitely the location. Within the house and grounds they have been able to enjoy utter peace and privacy, and a feeling of being miles from anywhere. However, they have also benefitted from easy access to an array of well-served towns and villages in the local vicinity, it takes just half an hour to drive into the centre of Birmingham, and the excellent local transport links make it relatively simple to travel just about anywhere.

The current owners purchased the property back in 2006 and immediately embarked upon an extensive project of renovation and refurbishment. They bought the house as a family home, but despite its beautiful architecture and wealth of period features, they say that its original configuration "wasn't very user friendly in terms of modern living". The layout consisted of lots of small rooms, so permission was obtained to combine those rooms to create larger spaces and a more open feel. They were also granted permission to build an extremely elegant drawing room extension, which was designed by renowned architect Robert Adam – said to be one of King Charles's favourite architects. The house is now wonderfully conducive to both modern living and entertaining, however, old blends seamlessly with new ensuring the house as a whole retains every bit of its original period splendour.

The gardens and grounds are the crowning glory of this exceptional property. The formal gardens, which extend to around 5 acres, were expertly landscaped many decades ago and feature rolling lawns, a south-facing terrace with part-walled garden, a tennis court and a large pond, as well as an array of wonderfully mature shrubs and trees. Within the remaining 28 acres, the owners have developed outstanding equestrian facilities, which they have used for breeding racehorses, and interestingly one of the most famous horses to be bred at the property was Constitution Hill.

The owners comment that Bradford House Estate has been a wonderful family home, but now that the children are flying the nest, they feel the time is right to downsize. They say they will miss absolutely everything about the house and the idyllic setting, but they will take with them many happy memories of the 17 years they have lived there.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Outside:

Bradford House Estate is approached through private electric gates, along a beautiful tree-lined driveway leading to a turning point and ample parking to the front of the main residence. The parking amenities encompass a luxurious double car port and an expansive triple garage, offering ample space for automotive arrangements and storage.

A gymnasium with a sauna, is located in an outbuilding. There are beautifully maintained formal gardens, a part walled terrace and a large patio to the rear of the main residence boasting a south-facing aspect, providing an ideal setting for entertaining.

Furthermore, the 33 acres includes a tennis court, an orchard, a large pond, a greenhouse, chicken run, former piggery, well maintained paddocks and two additional properties.

Bradford House Estate has a second access driveway leading to further parking and direct access to the stables and The Cottage.

Equestrian:

Bradford House Estate has premium equestrian facilities including 11 stables, a tack room, grooms' tearoom, a feed/machinery store, gardeners WC, fenced and watered paddocks and a recently refurbished ménage. These exceptional equestrian resources, served as the nurturing ground for the breeding of the renowned racehorse, Constitution Hill.





Coach House:

A 18th Century converted Coach House configured of four-bedrooms, two of which have ensembles, two bathrooms, a kitchen/dining room and sitting room; offering a delightful fusion of heritage and contemporary living. There are two substantial storage rooms on the first floor.





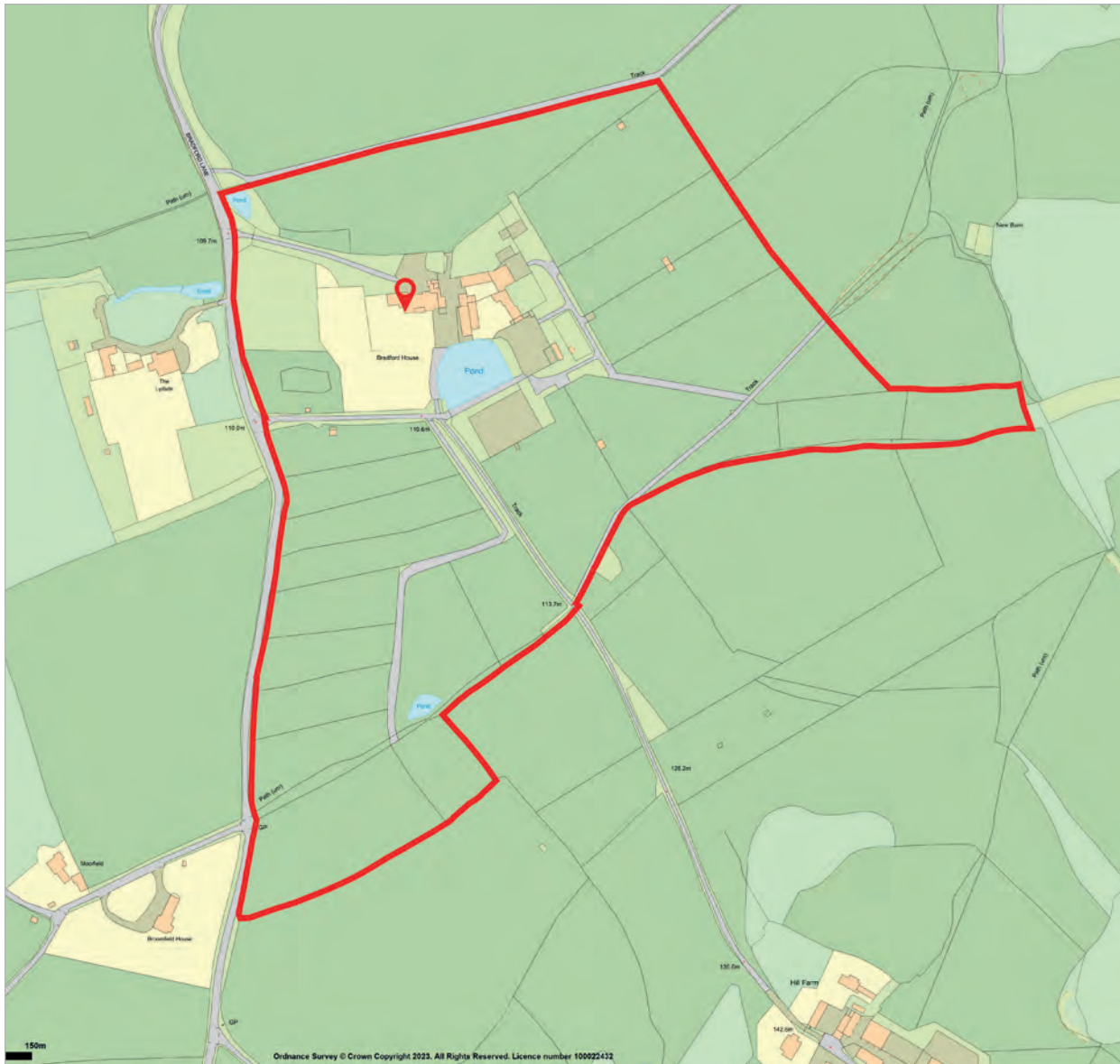
The Cottage:

A three-bedroom, detached cottage situated behind the Coach House featuring a double garage, private garden and secondary driveway.









Services

Mains water and electricity
Private drainage via a septic tank
Biomass central heating for the main residence and The Cottage
Electric heating for the Coach House

Additional Information

Air conditioning in the main residence to the first-floor bedrooms
Original site built in C17
Biomass central heating installed in 2014 with RHI payments running into 2034
Back-up electricity generator
Oil-fired back-up heating system for the main house and cottage

Tenure

Freehold

Local Authority

Bromsgrove District Council
Council Tax Band H

What3Words

sugar.headed.linen

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



LOCATION

Bradford House Estate is situated off a country lane on the fringes of the sought after village of Belbroughton. This is a charming village that exudes timeless beauty and tranquillity. Its quintessential English charm is evident in the quaint thatched cottages, historic buildings, and winding lanes that invite leisurely strolls. There is an array of amenities in the village including traditional pubs, restaurants, shops, a post office, deli, cricket club, village hall, primary school and parish church. For more extensive amenities, these can be found in the nearby towns of Bromsgrove, Stourbridge and Kidderminster.

Bromsgrove town (5.2 miles) has a thriving community with well supported football, cricket, rugby, tennis and hockey clubs. There is an increasingly prolific gastro culture with cafes, restaurants and pubs, as well as a variety of high street names including Waitrose.

Central Birmingham is 15 miles to the north-east. It is a city of international importance, both commercially and culturally, as defined by its magnificent library, Town Hall and Symphony Hall; the home of the Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 18 miles south, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

There are direct train lines to London from Birmingham and Worcester, both of which can be accessed directly from Bromsgrove Train Station, Hagley Train Station and Stourbridge Train Station.

The M5 is accessed at Lydiate Ash junction 4, or Halesowen junction 3, provides for ready access to the north, east and south-east, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5, enables for onward travel to the M40 and London (120 miles). The M5 provides access to the south-west, Cheltenham and its racecourse (44 miles), Gloucester and Bristol (80 miles). The M42 also offers access to Birmingham International Airport (23 miles).

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include the Old Swinford Hospital School at Stourbridge, Heathfield School at Wolverley, Bromsgrove School, Malvern College, The Kings Schools and Royal Grammar School at Worcester, and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 5 miles south-west.



BRADFORD HOUSE

Main House

Energy rating	Current	Potential
A		
B		
C		
D		62 D
E		
F	23 F	
G		

The Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	

The Coach House

Energy rating	Current	Potential
A		94 A
B		
C		
D		
E		
F	27 F	
G		



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



CELLAR

..... DENOTES RESTRICTED HEAD HEIGHT



APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 8755 SQ FT

BRADFORD HOUSE



APPROXIMATE GROSS INTERNAL FLOOR AREA	
COACH HOUSE:	1669 SQ FT
BARN:	2207 SQ FT
OUTBUILDINGS:	5395 SQ FT
TOTAL:	9271 SQ FT





HALINA DAY

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07920 857 582
email: halina.day@fineandcountry.com



CATHERINE NEILSON

Fine & Country Droitwich Spa
T: 01905 678111 | M: 07729 801 143
catherine.neilson@fineandcountry.com

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Fine & Country
Tel: +44 (0)1384 958811
stourbridge@fineandcountry.com
The Old Custom House, 1 Church Street, Stourbridge West Midlands DY8 1LT

