



10 Dale Hill, Blackwell

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ESTATE AGENTS

Offers Over £780,000

10 Dale Hill

Blackwell, Bromsgrove

Welcome to this beautifully presented former farmhouse, offering an impressive 2,246 sq ft of versatile accommodation arranged over three floors. Thoughtfully updated while retaining its character, this charming home features two inviting reception rooms, a spacious open-plan kitchen and dining area ideal for modern family living, a ground floor office, and a practical utility room. The property boasts four/five bedrooms and three contemporary bathrooms, perfectly suited to growing families or those in need of flexible space. Additional features include a heated cellar for convenient storage and a secure gated driveway, accessed via a private shared lane serving just one other property. Externally, the home enjoys a mature, south-facing front garden and a secluded rear courtyard garden, offering private outdoor spaces to relax or entertain. Ideally located approximately 1.5 miles from Barnt Green amenities and train station and with excellent road links to the M42 and A38, this property provides the perfect blend of rural charm and commuter convenience.

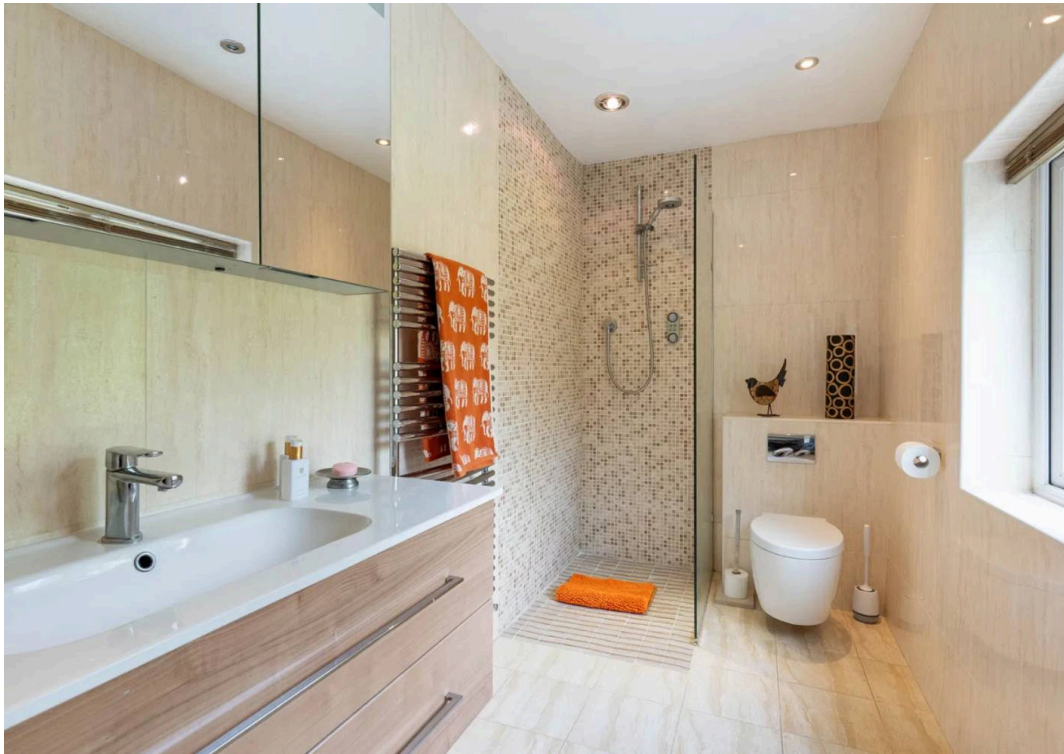
Mains Gas, Electric and Water.

Drainage to Septic Tank.

Council Tax band: G

EPC Energy Efficiency Rating: E





Description

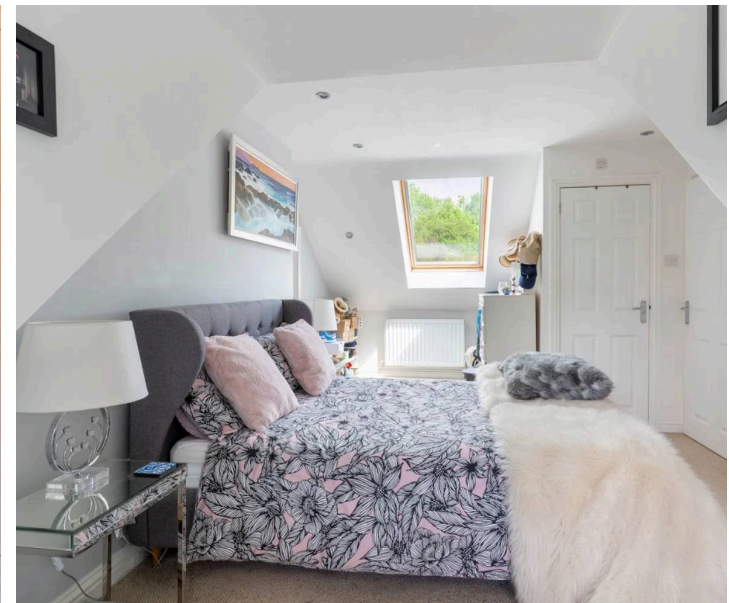
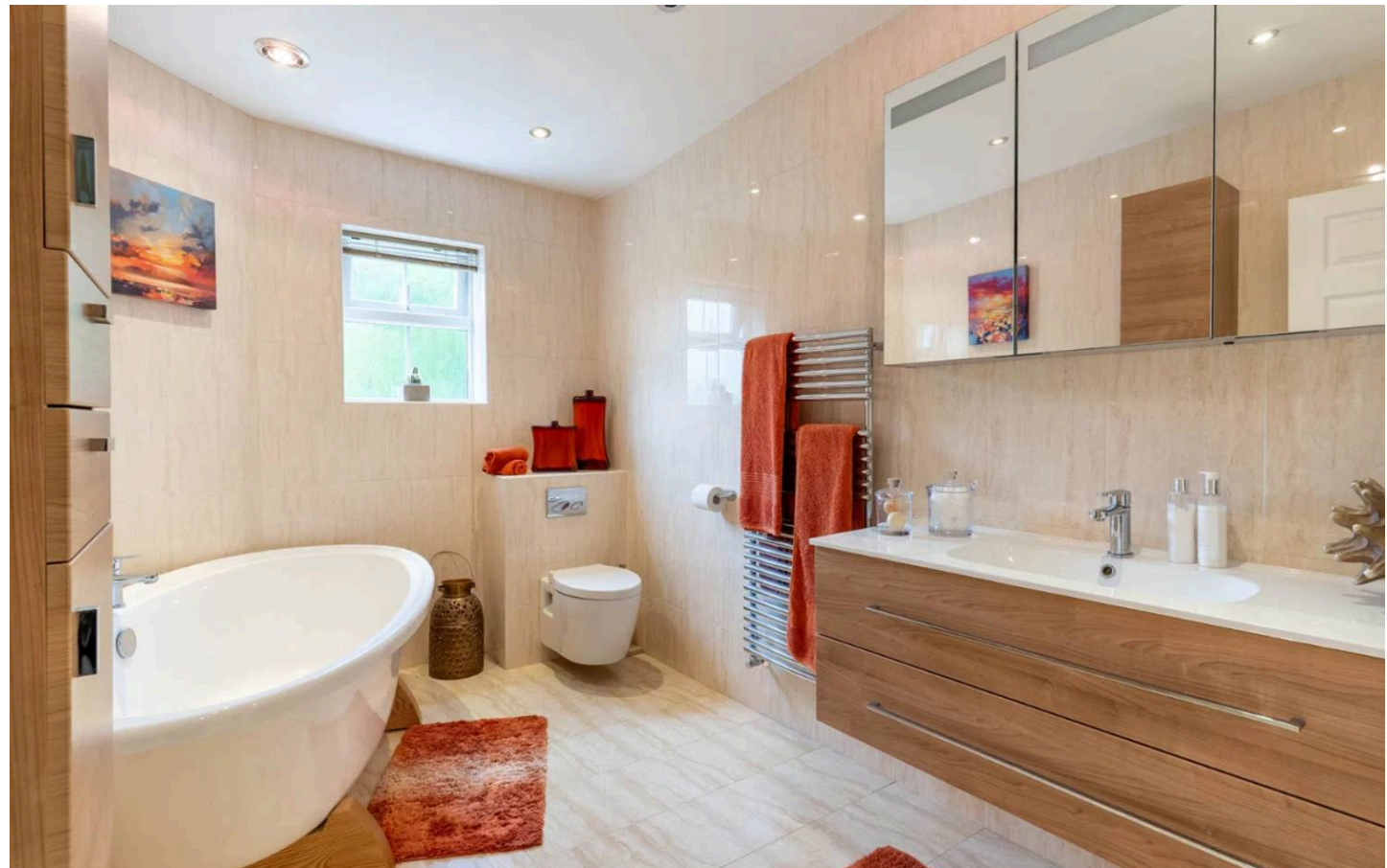
This characterful and spacious former farmhouse offers beautifully balanced accommodation across three floors, thoughtfully designed for modern living while retaining a charming country feel.

Upon entering through the formal front entrance hall, you're greeted by two elegant reception rooms positioned either side—both enjoying views over the picturesque front garden. To the right, a refined dining room with a gas fire creates the perfect setting for entertaining, and features a discreet hatch leading to a heated cellar ideal for storage. Opposite, the lounge offers a welcoming retreat with a wood-burning stove and double doors opening directly onto the garden, seamlessly blending indoor and outdoor living.

To the rear of the home, a country-style kitchen/dining room enjoys an abundance of natural light through twin skylights and offers views over the private rear courtyard garden. A side door adds convenience, while an adjoining office provides a quiet space to work from home. The ground floor also benefits from a well-equipped utility room and guest WC.

Upstairs, the first floor comprises a spacious master bedroom with fitted wardrobes and a sleek en suite wet shower room. Two additional bedrooms—each with built-in storage—are served by a stunning family bathroom, complete with a freestanding bathtub. The loft has been converted to create two further generous double bedrooms, both with large Velux windows, and a stylish second wet shower room.

Externally, the property is accessed via a private shared driveway (with only one other home), leading to its own secure, gated drive with ample parking. A wrap-around paved area adds functionality, while the mature south-facing front garden offers a tranquil woodland setting. To the rear, the courtyard garden provides a secluded outdoor space, complete with a useful garden shed—an ideal spot for relaxing or alfresco dining.

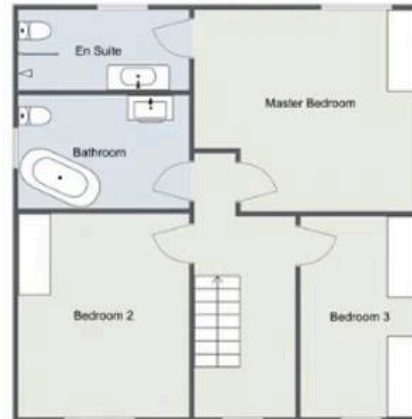


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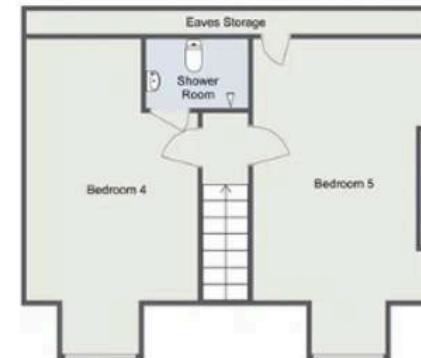
Ground Floor



First Floor



Second Floor



Cellar



Total Approximate Area: 208.7 sq. m (2,246 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



Arden Estates

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