



The  
**LEE, SHAW**  
Partnership

**THE HOMESTEAD**  
Madeley Road, Belbroughton



## A STRIKING ARCHITECT- DESIGNED HOME

Quietly positioned just outside the sought-after village of Belbroughton

The Homestead is an exceptional six-bedroom contemporary residence, remodelled and designed by Kevin Singh of Space Studio, Head of Architecture at Manchester School of Architecture. This extraordinary home combines dramatic architectural detailing with expansive living spaces, state-of-the-art technology, and beautifully landscaped grounds extending to approximately one acre.



# A GRAND FIRST IMPRESSION

A sweeping driveway approach leads to an impressive frontage, generous parking, and an integral double garage. The front door opens into a bright entrance hall, orientated around a spectacular open central staircase with glass balustrades and open treads — the architectural centrepiece of the home.







## GROUND FLOOR

### OPEN-PLAN LIVING AT ITS FINEST

The heart of the home is the expansive breakfast kitchen, dining and living space. Beautifully zoned yet fully open, it features engineered oak flooring and wet underfloor heating. Floor-to-ceiling glazing enhances the connection to the south-facing gardens.

### THE BESPOKE GERMAN KITCHEN INCLUDES:

- Sleek contemporary cabinetry
- Large central island with breakfast bar
- Boiling and filtered water tap
- High-end Bosch appliances including induction hob with integrated extractor, two ovens, microwave oven, and integrated fridge, freezer, and dishwasher



## GROUND FLOOR

### ADDITIONAL GROUND FLOOR SPACES

#### SNUG/PLAYROOM

a private retreat wired for use as a cinema room

#### GUEST CLOAKROOM

with fitted wardrobes

#### UTILITY ROOM

comprehensively fitted

#### BOOT ROOM/SAUNA

with access to garage

#### DOUBLE GARAGE

currently arranged as a gym with heating, insulated doors, and gardeners' WC, also benefits from full tiled flooring.





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





## FIRST FLOOR

The striking staircase leads to an elegant first-floor landing accessing four bedrooms.

### MASTER SUITE

A luxurious, triple-aspect bedroom featuring:

- Bi-fold doors to seamless glass balcony designed by D Wilson Architectural
- HVAC system for year-round comfort
- Walk-in dressing room
- Exceptional en-suite with temperature-controlled Mira shower, twin basins, WC and electric underfloor heating



# FIRST FLOOR

## BEDROOM TWO

Another sumptuous suite including a temperature-controlled shower, bath, vanity unit and WC.

## BEDROOMS THREE & FOUR

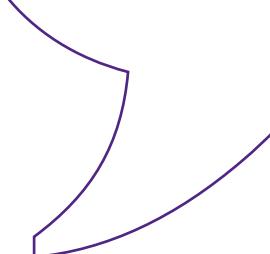
Bedroom three includes fitted wardrobes. Both rooms share the beautifully appointed house bathroom, finished to a high standard with Porcelanosa tiling.

## HOME OFFICE

A versatile workspace with direct access to the rear garden.



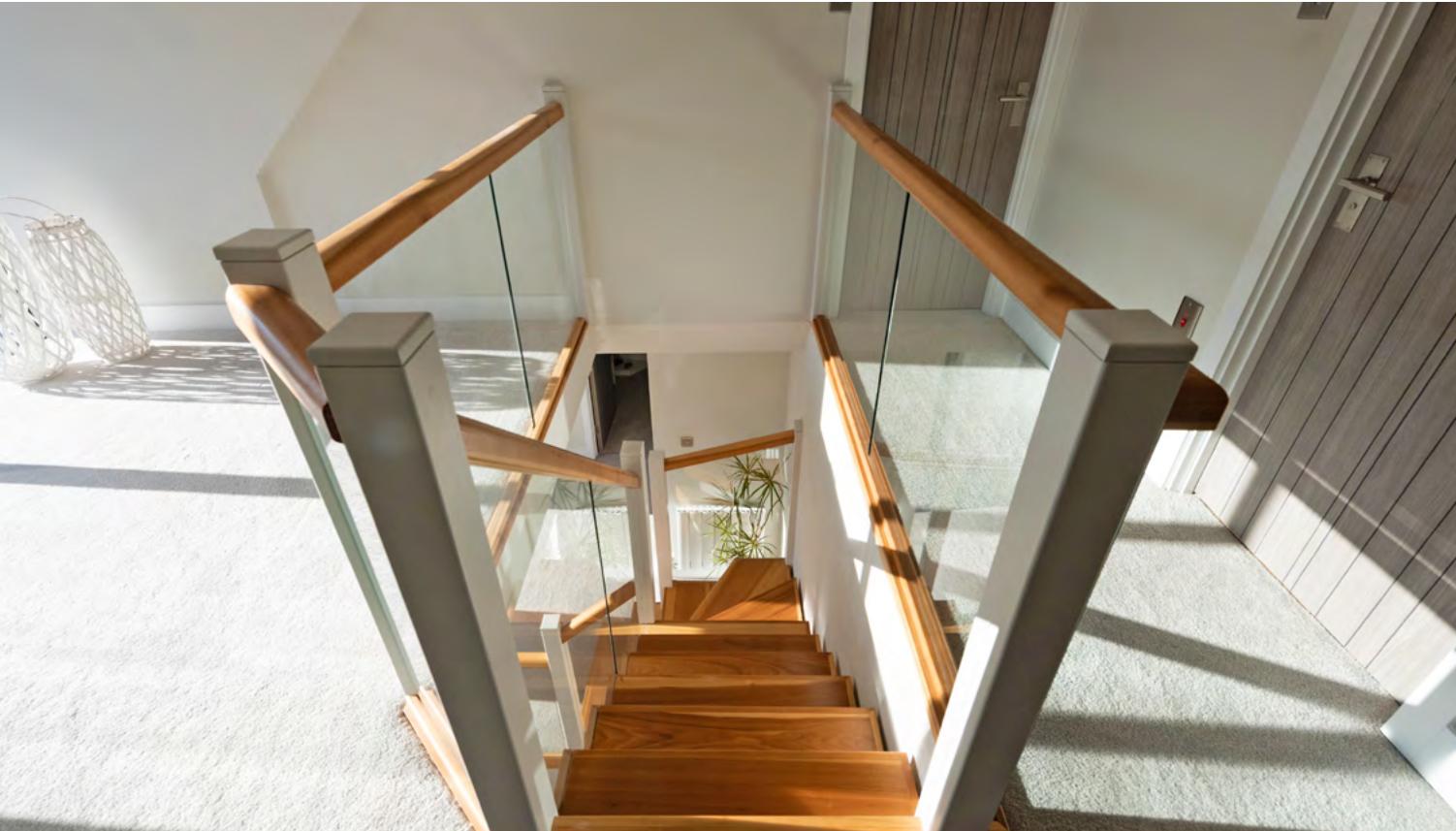




## SECOND FLOOR

The staircase continues to the top floor, offering:

- Two generous double bedrooms, each with Velux balcony windows
- One bedroom with fitted wardrobes and store
- One with adjoining playroom
- A stylish contemporary shower room





# GARDEN & GROUNDS

**Set in approximately one acre, the grounds offer both privacy and tranquillity. Features include:**

- Sweeping driveway and ample parking
- Extensive Indian stone terracing
- Two-level patio areas ideal for outdoor entertaining
- Beautiful mature gardens cascading down to a stream
- External storage and a sedum roof enhancing the home's eco credentials
- Extensive glazing designed to capture the southerly aspect and garden views







## ADDITIONAL INFORMATION

### Technology & Specification

- Cat 6 cabling throughout
- Alarm & CCTV with motion sensor alert
- HVAC to master bedroom
- Porcelanosa tiling throughout bathrooms
- Underfloor heating (ground floor)
- Sedum roof section

**Services:** Mains electricity and water. Drainage via septic tank. Heating via LPG

### Broadband:

Fibre to the premises -  
<https://checker.ofcom.org.uk>

**Council Tax:** Band G

**EPC Rating:** D

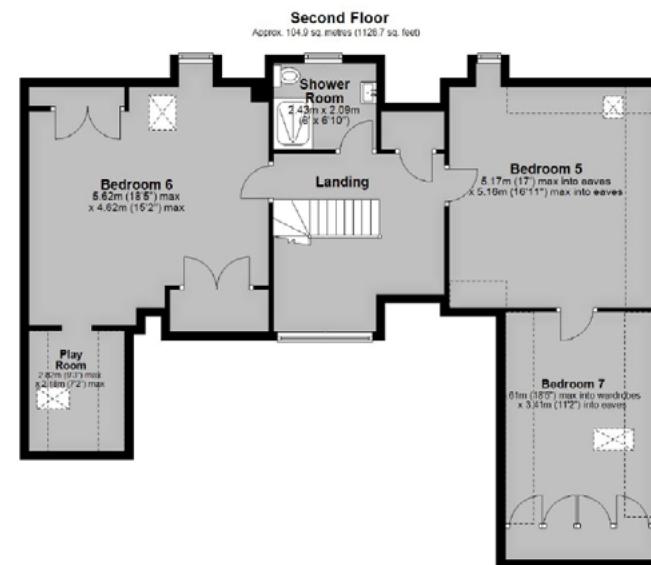
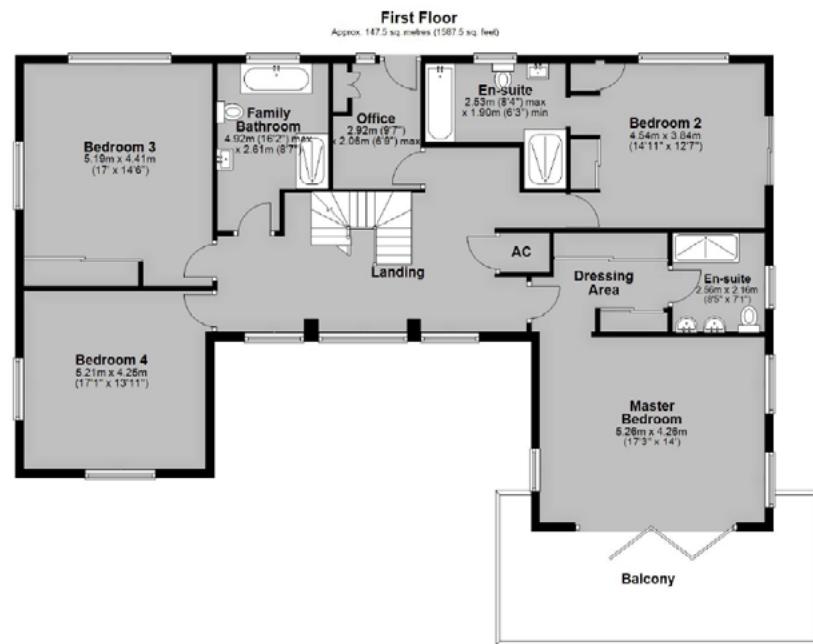
**Tenure:** Freehold

**Construction:** Conventional masonry with pitched tiled and flat roofs



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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)



**FLOOR  
PLANS**

The  
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