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BERRIMAN EATON



Spout House
Cotwall End Road, Sedgley
West Midlands, DY3 3YH

Price Guide £645,000

SPOUT HOUSE, COTWALL END ROAD, SEDGLEY, DUDLEY, WEST MIDLANDS DY3 3YH

A superb, period farmhouse providing fully restored accommodation in a beautiful setting with the additional benefit of an adjoining annex

Sedgley – 0.5 miles, Wombourne – 3 miles, Dudley – 3 miles, Stourbridge – 7 miles
Birmingham – 13.5 miles

LOCATION

Spout House stands in a beautiful location in a charming, semi-rural situation in the wooded valley formed between Cotwall End Nature Reserve and Sedgley Golf Course. There are beautiful, panoramic views across the adjoining open countryside towards the Shropshire hills with the house taking maximum advantage of its setting by virtue of its fine, slightly elevated position.

Sedgley has a thriving town centre with a comprehensive array of local facilities and amenities whilst the further and more extensive amenities of all of the major commercial centres are within easy travelling distance. Motor communications are excellent with the M5 and M6 facilitating travel to the entire industrial West Midlands and mainline rail services run from Wolverhampton.

The convenience and accessibility of several large town centres and the superb communication links are belied by the house's peaceful and tranquil setting.

DESCRIPTION

Spout House Farm comprises an elegant, Georgian, locally listed farmhouse which is believed to have been built in the late Eighteenth Century and which has a balanced three-bay facade typical of the period. The current owners have lived in the property since 2005 and are the first owners of the house after a comprehensive refurbishment was carried out with all of the works having been undertaken to the highest of standards with a meticulous level of attention to detail. The original character of the farmhouse has not been lost and yet the residence now benefits from all of the appointments necessary for modern family needs, it has double glazed windows throughout and many fine floors.

In addition to the extensive accommodation provided by the principal residence there is an adjoining annex which provides substantial two bedroom, two bathroom accommodation which would be ideal for dependent relatives or, alternatively, could provide the basis for a superb suite of home offices.

The entire property has been well appointed throughout with fixtures and fittings of quality.

The residence stands beautifully within its own grounds with large sweeping lawns surrounding the house and creating a suitable backdrop for a house of this calibre.

ACCOMMODATION

A heavy, panelled front door with pedimented surround opens into the impressive **reception hall** with Minton tiled floor and integrated ceiling lighting. There is a door from the hall leading down to the **cellars** and also a well appointed **cloakroom** with a white suite and wooden flooring. The **drawing room** has a heavily beamed and raftered ceiling, a window to the front enjoying lovely views, a living flame coal effect gas fire with marble slips, reeded surround and quarry tiled hearth, there is oak flooring, wiring for wall lights and a single step and open doorway leading to the **study** with a side window, oak flooring and integrated ceiling lighting. The **dining room** has a lovely through aspect with windows to both the front and rear, a beamed and raftered ceiling, a wide inglenook fireplace with stone hearth, inset oak beam and there is a polished, quarry tiled floor. The **kitchen** has a comprehensive range of "cats-paw" oak units with polished wooden working surfaces, space for a range style cooker set within an exposed brick chimneybreast with ceramic tiled back and concealed filtration unit, there is an under-mounted ceramic

sink, an integrated dishwasher, an integrated refrigerator and an integrated freezer, double glazed windows to three elevations, a beamed and vaulted ceiling with integrated ceiling lighting and a quarry tiled floor. A door leads to the stunning **conservatory** which provides a superb further reception area and which is fully double glazed with a polished, herringbone laid brick floor and which has beautiful views over the gardens and adjoining countryside.

A three-rise staircase rises from the reception hall to the part galleried **first floor landing** with polished wooden flooring and integrated ceiling lighting. There is a **double bedroom** with a beamed and raftered ceiling, double glazed windows to two elevations, integrated ceiling lighting and polished wooden flooring together with a **second double bedroom** with polished wooden flooring, a double glazed window to the front, integrated ceiling lighting and decorative fireplace. There is a well appointed **shower room** with a contemporary, white suite and a further staircase rises to the part galleried **upper floor landing** with a further **two double bedrooms**, both of which have windows to both the front and rear elevations, beamed and vaulted ceilings and integrated ceiling lighting. There is a **bathroom** with a timbered ceiling and a well appointed suite.

On the ground floor the conservatory leads to the **annex accommodation** which is particularly laid out with a coherent design and which could be utilised for a multitude of different purposes. There is a **kitchenette** with a comprehensive range of contemporary units and appliances and which is currently used to provide a laundry to the main house but which could easily be used as a fully functioning kitchen to the annex. There is a large **reception room** with windows to two elevations, integrated ceiling lighting and decorative fireplace and a **cloakroom** with a well appointed white suite. An **inner hallway** has a staircase which rises to the galleried first floor landing which leads to **two double bedrooms** of enormous character, both of which have well appointed **ensuite bathrooms** with contemporary white suites.

OUTSIDE

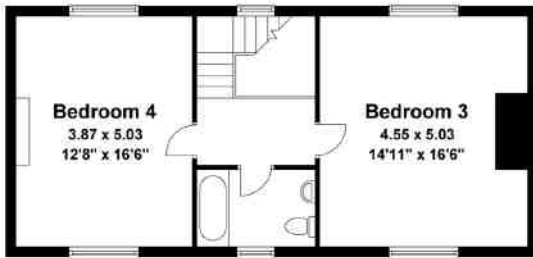
Spout House stands wonderfully well within its own grounds and is approached over a tarmac laid driveway which leads through five-bar wooden gates to a gravelled area of driveway parking in front of the large **integral garage** with two sets of double wooden doors and an internal, inter-connecting door to the annex. A gravelled path sweeps to the front door and there are beautifully matured surrounding gardens with sweeping lawns and well planted beds and borders with a profusion of flowering plants, low-growing shrubs and bushes. At the height of the garden is a covered bench providing a delightful seat with beautiful views across the wooded backdrop and to the rear of the house is a gravelled terrace, area of kitchen garden beds and in the far corner of the garden there is a spring or "spout" which gives rise to the name of the property.

SERVICES We are informed by the Vendor that mains electricity, water and drainage are connected and that the central heating is LPG fired.

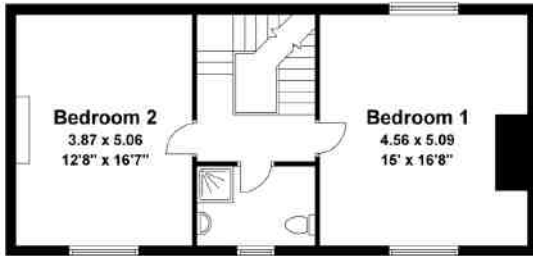
COUNCIL TAX BAND: H – Dudley MBC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office on 01902 326366.



Second Floor



First Floor

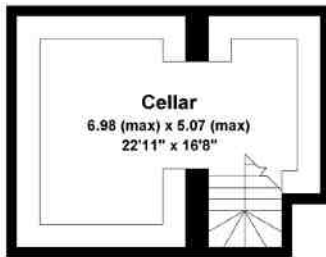
'SPOUT HOUSE'
COT WALL END ROAD,
SEDGLEY

Approx gross internal area
330sq.m 3550sq.ft
(Excluding Garage & Cellar
70sq.m 750sq.ft)
Total approx gross internal area
400sq.m 4300sq.ft

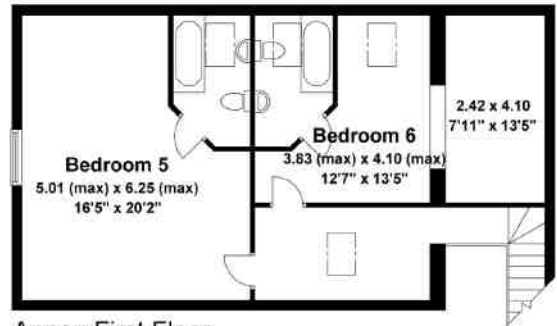
FOR IDENTIFICATION ONLY
NOT TO SCALE



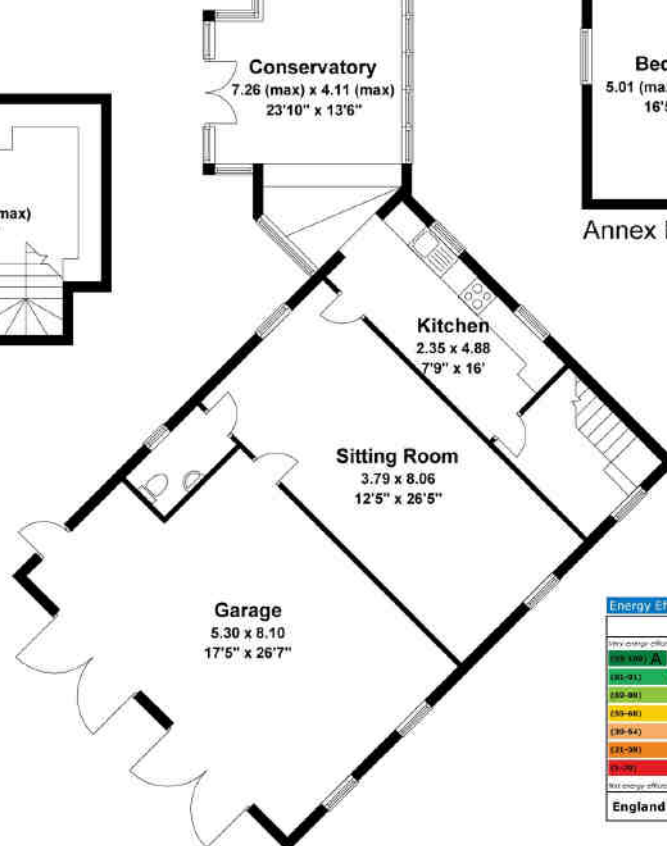
Ground Floor & Annex



Cellar



Annex First Floor



EPC - Annex

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - best rating and lowest CO₂ emissions</p> <p>Very environmentally friendly - lowest CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>			

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		49	54	(39-54) E	57	61	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	