



Castlecroft, Sheepwash Lane, Wolverley, DY11 5SE



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**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Castlecroft, Sheepwash Lane, Wolverley, DY11 5SE

## Summary...

'Castlecroft' is an exceptional example of a bespoke, captivating and one-of-a-kind gentlemen's residence never marketed before. Completely encompassed by landscaped gardens and grounds; the property showcases an imposing and elevated position and is the centre-piece of a long meandering driveway all of which sit beyond electric gates completely hidden from the lane. Located amongst the sandstone ridges of Kinver Edge and well positioned to nearby Villages Wolverley and Cookley; the property is a natural advocate for any discerning buyers who idolise semi rural living with the practicalities of surrounding amenities. Upon entering the property prospective buyers are greeted by a welcoming entrance hall referred to as the sun room with feature circular lantern window and useful store cupboard before leading into a grand living room brimming with opulence having curved walls and commanding views. Additionally there is a separate formal dining room perfect for entertaining, modern kitchen breakfast room complete with Granite worksurfaces, integrated appliances and centre island, rear lobby with access to garden and practical laundry room. Completing the property downstairs is a study, multi functional sitting room which also lends itself as a ground floor bedroom with adjacent cloakroom. Upstairs accessed via a sweeping staircase leads to an impressive gallery-style landing allowing for three bedroom suites with the principal occupying the near entirety of the one wing with living/ dressing room, two walk-in wardrobes and en suite. The remaining two bedrooms are of a generous-size one of which boasts additional walk-in wardrobe and double doors onto a balcony. The wrap-around rear garden effortlessly continues from the front with additional block paved seating, shaped lawns and fruit trees. There is also a detached triple garage and outside boiler room. This fabulous home is a genuine rare find and must be viewed to appreciate the opportunity on offer.



#### Front of The Property

Subtly positioned beyond a walled front with decorative railings and double electric wrought-iron gates leads to an impressive meandering driveway with complimentary lighting, detached triple garage, ample parking with turning circle space, well maintained shaped lawns and mature shrub and foliage screening.

#### Entrance Hall/ Sun Room

With a door leading from the front of the property, useful store cupboard, ornate circular lantern window, wall lights, further window to side and a central heating radiator.

#### Living Room

Providing an opulent feel ideal for entertaining there is comfortable space for seating for multiple suites, feature fire place with gas fire and marble hearth, wall panelling and ornate plaster-work and rose to ceiling, useful store cupboard, stairs to first floor landing, recessed spotlights, feature bay and bow windows to front and side, double doors to front and four central heating radiators.

#### Dining Room

Well connected to the rest of the house this formal dining room boasts space for a large dining table, feature arch with complimentary cornice and ceiling rose, wall lights, doors to patio terrace and two central heating radiators.

#### Kitchen Breakfast Room

This bespoke kitchen has two-tone high-quality shaker-style wall and base units with Granite worksurfaces over, one and a half stainless sink and drainer with tiled splashback, integrated eye-level oven and grill, fridge freezer, separate induction hob with cooker hood over, space for dishwasher, pull-out larder cupboard, centre island with additional storage, breakfast bar, cornice, tiled floor, recessed spotlights, windows to side and a central heating radiator.

#### Sitting Room/ Downstairs Bedroom

This multi-functional room fit for various uses lends itself perfectly as an additional sitting room or downstairs bedroom with wash facilities adjacent; in-house lift to bedroom above for less abled individuals, ceiling rose, wall lights, window to side, double doors leading to the front of the property and a central heating radiator.

#### Inner Hall

With wall lights and connecting the sitting room/ downstairs bedroom to both dining room and guest WC.

#### WC

With WC, wash hand basin set into vanity unit, tiled floor and walls, extractor, recessed spotlights, window to rear and a central heating towel rail.

#### Study

Currently set up as a study with ample space for home working, tiled floor, recessed spotlights, window and door leading to private patio terrace area and a vertical column central heating radiator.

#### Rear Lobby

Well connected to kitchen breakfast room, study and laundry, loft access, tiled floor and door leading to the side of the property.

#### Laundry

Adding an essential sense of practicality this well equipped laundry room has matching wall and base units with worksurfaces over, stainless steel sink and drainer with tiled splashback, plumbing for washing machine, space for tumble dryer and fridge freezer, tiled floor, recessed spotlights and window to side.

#### Gallery Landing

With a sweeping staircase leading from the main living room, space for chaise lounge and other seating, decorative arch and cornice, window to front and a central heating radiator.

#### Primary Suite

Occupying the entirety of one side of upstairs is this impressive and grand primary suite with flexible and versatile living arrangements. This includes the main bedroom area comprising of fitted drawers and dressing table, cornice, wall and recessed spotlights, laminate floor, window to side and central heating radiator; this then leads into a walk-in wardrobe with bespoke fitted wardrobes. There is a sitting room accessed off the landing with space for seating, cornice, recessed spotlights, further walk-in cupboard with restricted head height, window to side and a central heating radiator. Completing the wing is one of three ensembles which includes: double walk-in shower with jet facilities, WC and wash hand basin set into vanity unit, tiled floor and part tiled walls, extractor, window to side and a chrome central heating towel rail.

#### Guest Bedroom Suite

The guest bedroom suite comprises cornice and ceiling rose, window to rear, central heating radiator with ensuite just off having shower cubicle with rainfall shower head with separate shower attachment, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights and a chrome central heating towel rail.

#### Third Bedroom Suite

The generous-size guest bedroom suite accessed again off the gallery-style landing further benefits cornice, wall lights, lift access from sitting room/ downstairs bedroom below, dual aspect window and doors to front and side complete with bespoke shutters and a central heating radiator. There is an additional walk-in wardrobe before leading to a sizeable ensuite with large bath and separate shower attachment, WC, wash hand basin, tiled walls and floor, extractor, recessed spotlights, window to rear and a vertical column central heating radiator.

#### Detached Triple Garage

With three up and over doors to front, excellent storage space, loft space, work bench, light and power, generator, windows to rear and five central heating radiators.

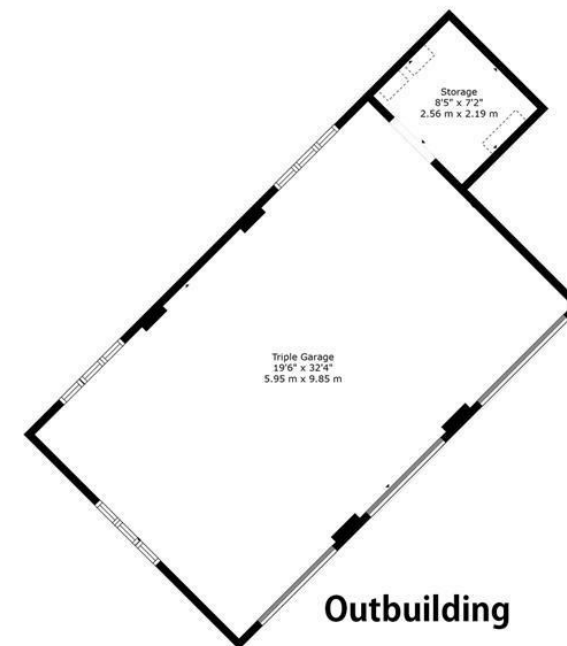
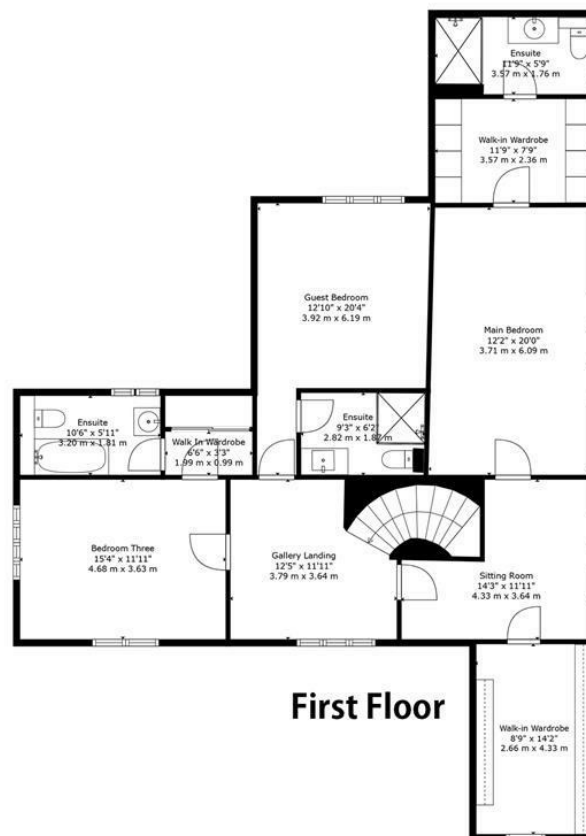
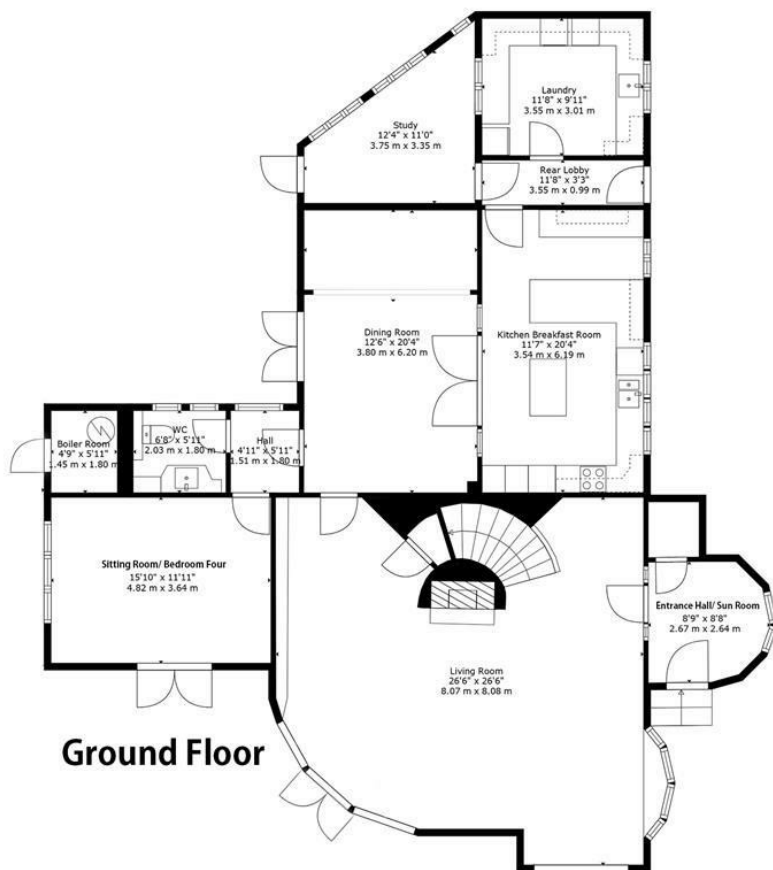
#### Rear Garden

This wrap-around garden which flows effortlessly from the front of the property provides a great outdoor space perfect for entertaining with further terrace seating, dwarf wall with extended driveway adjacent, well maintained lawns and mature shrub borders, fruit trees including plumb, pear and damson, outside lighting, access to boiler room and beautiful views across both rolling nearby fields and Kinver Edge.









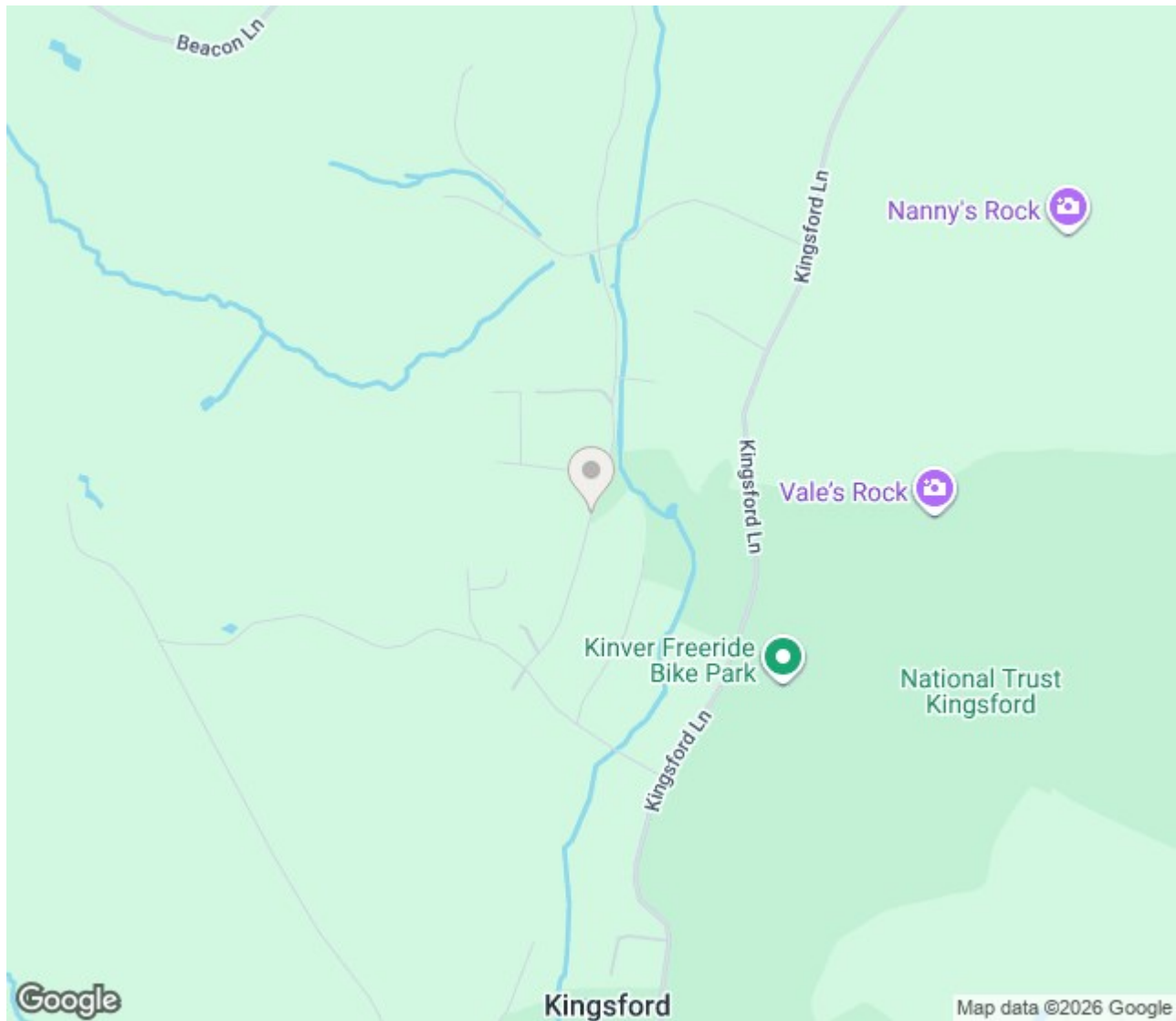
**Outbuildings Approximate Area: 64 m<sup>2</sup> | 693 sq ft.**  
**Total Approximate Area: 273m<sup>2</sup> | 2934sq ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.









## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         | 44        |
| (21-38) <b>F</b>                            | 23                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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