



Primrose Cottage, Blakeshall Lane, Wolverley, DY11 5XJ



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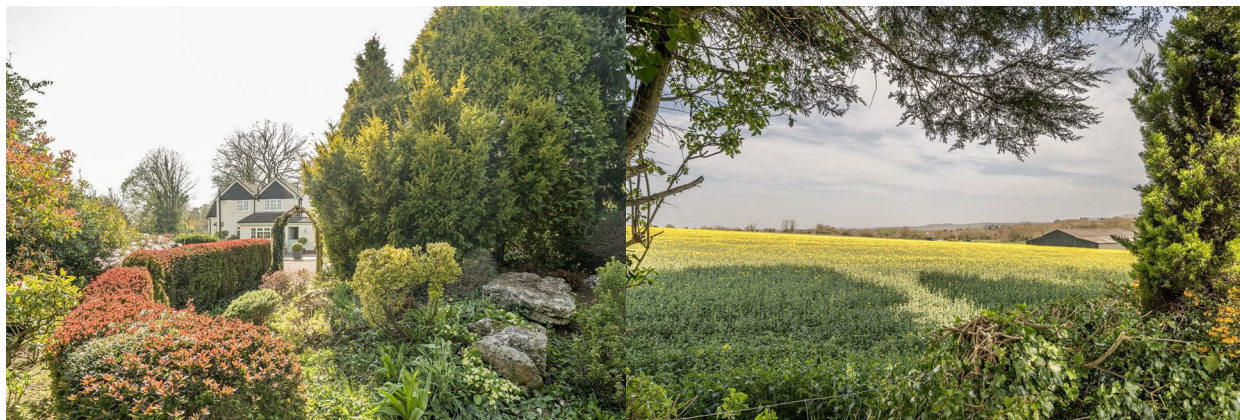




# Primrose Cottage, Blakeshall Lane, Wolverley, DY11 5XJ

## DESCRIPTION

Occupying a truly wonderful position on this picturesque meandering lane with uninterrupted views over adjacent fields is 'Primrose Cottage'; a fabulous characterful home with a wealth of period features and an opportunity not to be missed. Offering near quarter of an acre of manicured gardens and grounds, the property benefits from a large sweeping driveway providing ample off road parking and a fabulous spot for entertaining; both inside and out. Behind the charming and symmetrical front the property offers independent and versatile living for all to enjoy and briefly comprises of: atrium-like entrance hall with access to guest cloakroom, stunning lounge diner complete with feature beams and fireplaces, separate sitting room with double glazed windows to all aspects flooding the room with natural light, well equipped kitchen breakfast room and utility with stable door to rear garden completing the ground floor. Continuing upstairs off the landing leads to a generous-size family bathroom with separate shower and two double bedrooms with built-in wardrobes, storage and en suite. Accessed via a further set of stairs from the sitting room leads to an additional study/ bedroom three with beautiful views across nearby fields. The property also offers large carport, summer and greenhouses, useful shed/ workshop and various seating areas. Additional benefits include being located close to excellent nearby schools, stunning countryside trails and the amenities of Stourbridge and Kidderminster Town Centres. This property is a genuine rare find with viewings highly recommended to appreciate what's on offer.



# ROOMS

## Front of The Property

To the front of the property beyond low-level fence lies a beautifully maintained foregarden of mature shrub borders, lawn areas, large sweeping gravelled driveway extended through double gates and storm porch with door leading to entrance hall.

## Entrance Hall

With a door leading from the side of the property, stairs to first floor landing with storage cupboard underneath, doors to lounge diner, kitchen breakfast and cloakroom, wall lights, tiled floor, double glazed windows to rear and a central heating radiator.

## Lounge Diner

28'2" x 13'5" max

With doors leading from entrance hall, kitchen breakfast room and sitting room, comfortable space for seating and dining, inglenook fire place with log burning stove, recessed spotlights and brick hearth, feature beams and rafters, further feature fire place with electric fire, recessed spotlights and quarry tile hearth, wall lights, three double glazed windows to front and two central heating radiators.

## Sitting Room

12'5" x 8'10"

With a door leading from lounge diner, stairs to study/ bedroom three, space for seating, three double glazed windows to all aspects and a central heating radiator.

## Kitchen Breakfast Room

20'8" x 10'9"

With doors leading from entrance hall, lounge diner and utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, ceramic sink and drainer, integrated fridge and freezer, dishwasher, space for Rangemaster cooker with cooker hood over, space for breakfast table, recessed spotlights, tiled floor, two double glazed windows to side and rear and a central heating radiator.

## Utility

15'1" x 10'2" max

With a door leading from kitchen breakfast room, matching base units, worksurfaces with tiled splashback, ceramic sink and drainer, plumbing for washing machine, space for tumble dryer, recessed spotlights, tiled floor, double glazed window and composite stable door to rear and a central heating radiator.

## Cloakroom

With a door leading from entrance hall, WC, wash hand basin, tiled splashback, recessed spotlights, tiled floor, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to bedrooms and bathroom, wall lights, loft access, storage cupboard and two double glazed windows to rear.

## Master Bedroom

15'1" x 15'1"

With doors leading from landing and en suite, built-in wardrobe, feature exposed chimney breast, wall lights, double glazed window to front and a central heating radiator.

## En suite

With a door leading from master bedroom, double shower, WC, wash hand basin, tiled splashback, tiled floor, recessed spotlights, extractor, double glazed window to side, chrome heating towel rail and further central heating radiator.

## Bedroom Two

15'1" x 11'1"

With a door leading from landing, built-in wardrobes, wall lights, double glazed window to front and a central heating radiator.

## Bathroom

With a door leading from landing, clawfoot free standing roll-top bath with shower attachment, separate corner shower, WC, wash hand basin, tiled splashback, tiled floor, recessed spotlights, extractor, double glazed window to rear, chrome heating towel rail and further central heating radiator.

## Study/ Bedroom Three

14'1" x 9'2"

With stairs leading from sitting room, wall lights, two double glazed windows to front and side and a central heating radiator.

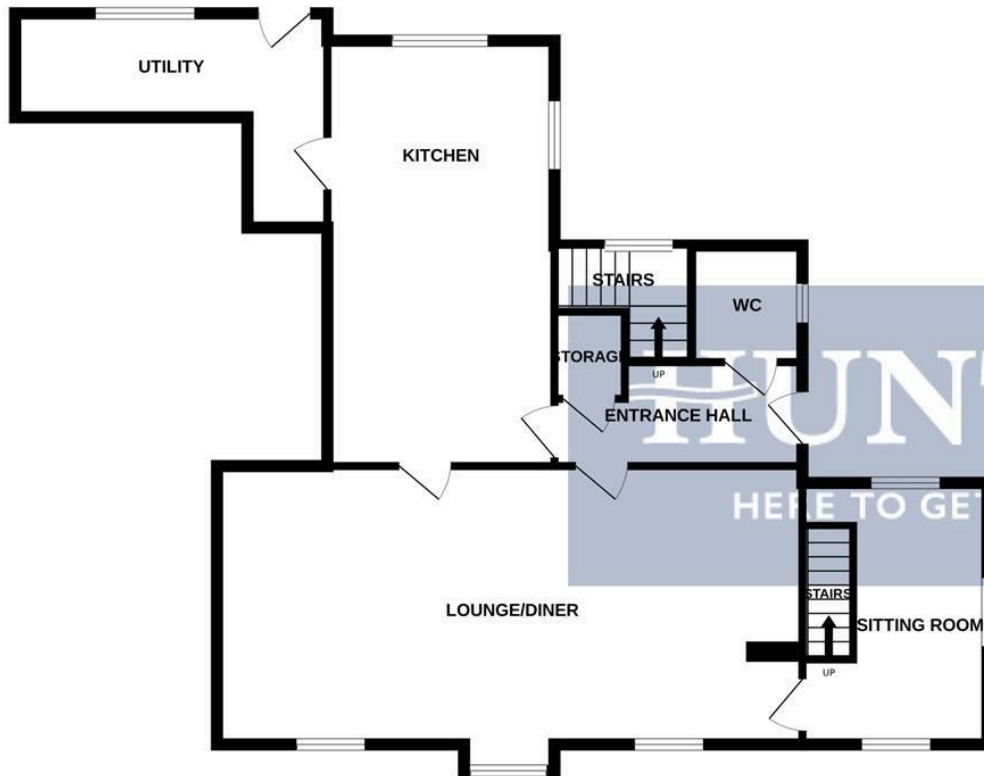
## Garden

With double gates leading from large gravelled driveway with further space for parking, carport with light and power, patio seating area, well maintained lawn areas, mature shrub borders, trees, summerhouse and greenhouse, shed/workshop, further patio seating area, views over adjacent fields, outside tap and lighting.

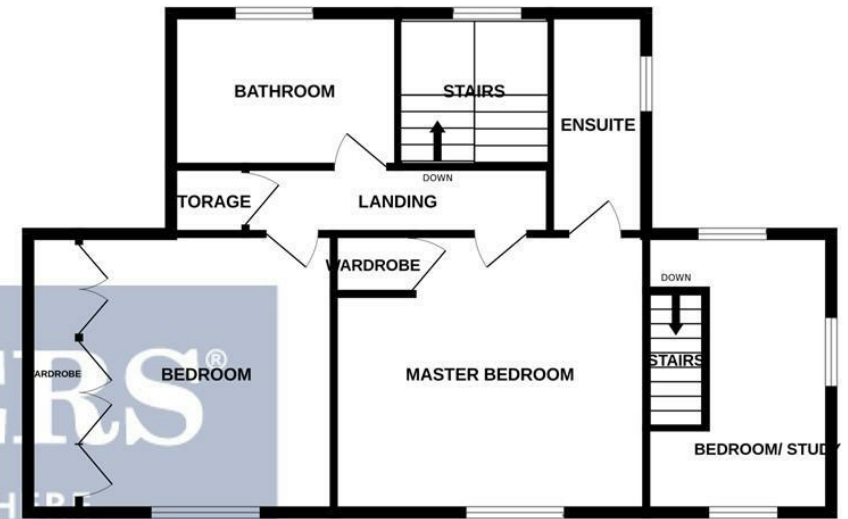




GROUND FLOOR



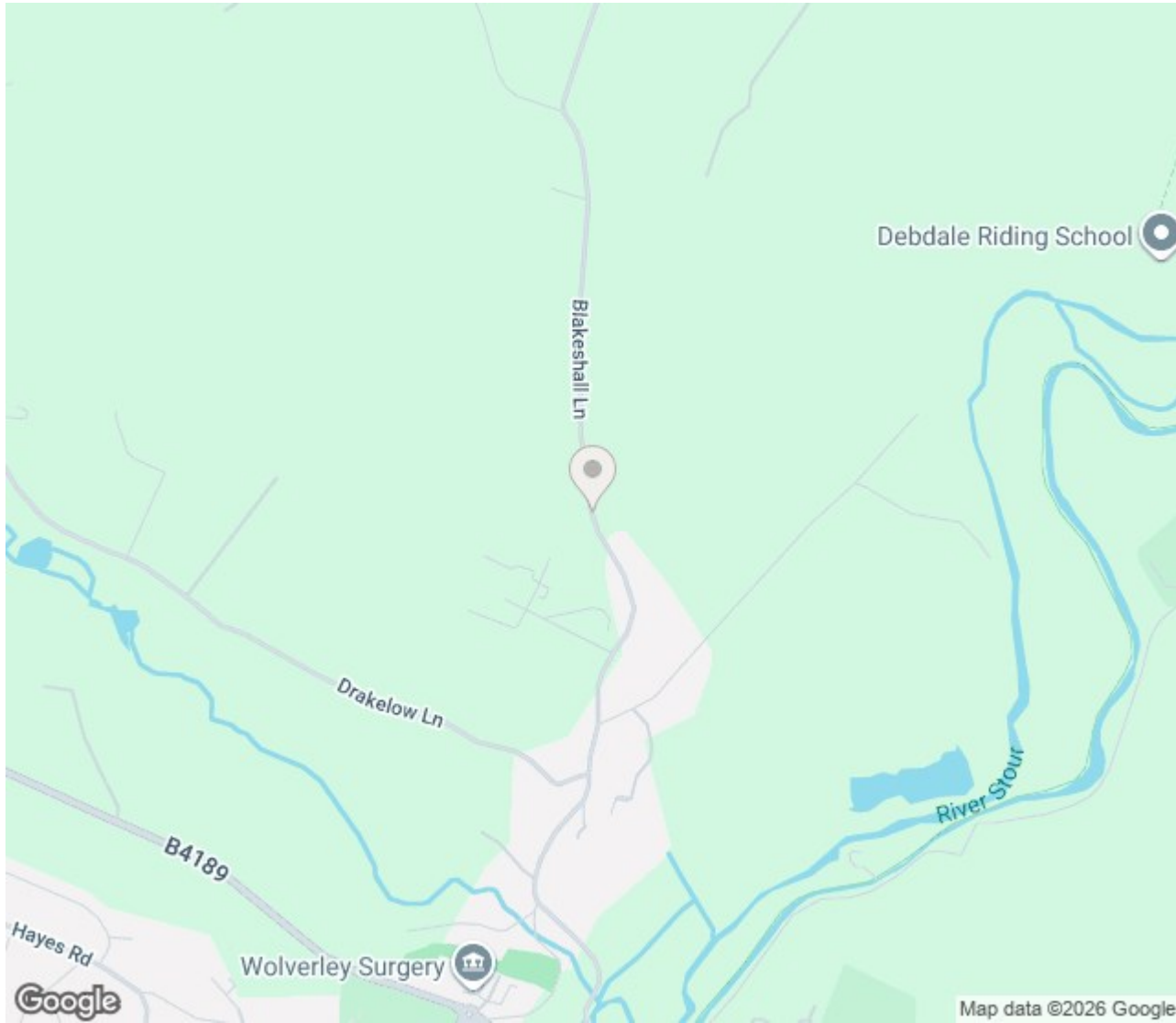
1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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>		
(21-38) <b>F</b>		
(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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