



The Old Dairy, Ridge Street, Wollaston, Stourbridge, DY8 4QF



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EXCLUSIVE



# The Old Dairy, Ridge Street, Wollaston, Stourbridge, DY8 4QF

## Summary...

Arguably one of the finest homes marketed for sale in Wollaston in recent years; 'The Old Dairy' is a captivating double fronted red-brick Victorian home which has been meticulously reimagined to create something truly remarkable. Dating back to circa 1850, steeped in history and retaining an impressive-size plot; the property retains a wealth of characterful features with sympathetic modern interiors perfectly blending both old and new. With an abundance of flexible and versatile living accommodation inside and out; the main focus surrounding the renovation was the ability to entertain through its home cinema room to the bespoke outdoor garden room and BBQ kitchen. This fabulous family home ticks all the boxes with no compromises and can only be viewed to appreciate what's on offer. The property boasts a welcoming entrance hall, home office with fitted cabinetry, separate lounge with feature fire place and stunning bespoke Oak kitchen with Italian Marble worksurfaces. This opens into a seating and dining area with bi folding doors to rear garden. Adding an essential sense of practicality is a multi functional utility and boot room with skylights, guest WC and plant room. Completing the ground floor is a stunning vaulted timber living room with log burner and exposed brickwork. Continuing upstairs off a gallery-style landing leads to four double bedrooms including principal bedroom suite with walk-in wardrobe, lavish family bathroom with roll-top bath and multi functional nursery. The converted basement also offers a home gym which is accessed via a feature open glass balustrade. The rear garden has been perfectly landscaped and offers various lighting with sunken hot tub, fire pit and detached garage. The bespoke garden room is perfect for outdoor parties with space for pool, darts and drinks fridge. Additional benefits include being within walking distance to Wollaston Village, popular pubs, countryside trails and all other amenities available.



Front of The Property

To the front of the property beyond dwarf wall leads to a large chipping stone driveway providing ample off road parking, mature shrub borders, double electric gates leading to further parking and rear garden, outside light and EV charging point.

Entrance Hall

With a wooden door leading from the front of the property with glass inserts and window over, stairs to first floor landing with decorative banister and stripped-back handrail, further stairs to basement with glass balustrade and strip lighting, doors to various rooms, dado and picture rail, feature arch and decorative mouldings, recessed spotlights, tiled floor, wall lights, crittall-style windows to kitchen dining family room and two column cast iron central heating radiators.

Study

With a door leading from entrance hall, feature fire place with exposed brick chimney breast, fitted desk and cabinetry with downlighting, space for flat screen TV, bay sash window to front with bespoke fitted shutters, panelling underneath and a cast iron column central heating radiator.

Lounge

With a door leading from entrance hall, feature fire place, space for seating, wall and recessed spotlights, picture rail, wooden floor, bay sash window to front with bespoke fitted shutters, panelling underneath and window seat and two central heating radiators.

Kitchen Dining Family Room

With doors leading from entrance hall and utility/ boot room, fitted with a range of bespoke, shaker-style, oak wall and base units with custom Italian marble worksurfaces over, complimentary upstands and matching sills, variety of well thought-out drawers and cabinetry, integrated eye-level Siemens combi oven, microwave and grill with warming drawer underneath, separate induction hob with extractor hood over, industrial over-sized fridge freezer, wine cooler and beer fridges, dishwasher, large hidden pantry cupboard accessed via double doors, wine rack and inset shelving, double Belfast sink, Quooker instant boiling water tap with sparkling and filtered feature, hidden bin store, bespoke fitted corner booth, drinks cabinet with fluted glass and inset lighting, feature slate wall art, space for large dining table and dresser, pendant, wall and recessed spotlights, ceiling speakers, bath stone floor, crittall-style windows to entrance hall and further window to lounge, double glazed bi folds to rear garden, further double glazed windows to side and three column central heating radiators.

Utility/ Boot Room

With doors leading from various rooms, fitted with a range of bespoke, shaker-style, oak wall and base units with custom Italian marble worksurfaces over and complimentary upstands, plumbing for washing machine, space for tumble dryer, wall mounted housed central heating boiler, fitted bench-style seating and shelving, bath stone floor, wall lights, tongue and groove panelling, full length storage cupboard, two skylight windows, double glazed windows and stable door to side and a chrome central heated towel rail.

WC

With a door leading from utility/ boot room, WC, wash hand basin with custom Italian marble worksurface over, part tiled walls, bath stone floor, wall lights and a central heating radiator.

Plant Room

With a door leading from utility/ boot room, useful shelving, space for data cabling and enhanced water pressure booster and bath stone floor.

Vaulted Timber Living Room

With a door leading from utility/ boot room, exposed timber beams and rafters, comfortable space for seating, log burning stove with slate hearth, tiled floor, wall and ceiling lights, exposed feature brick wall, space for large dresser, double glazed window and french doors to rear garden and two cast iron column central heating radiators.

Basement Gym

With stairs leading from entrance hall with glass balustrade and strip lighting, space for gym equipment, mirrored walls, shelving and matching sill, space for wall mounted TV, underfloor heating, recessed spotlights and double glazed window to front.

Basement Cinema Room

With a door leading from inner hall with recessed spotlight, bespoke media wall with space for flat screen TV, inset shelves for surround-sound speakers, feature colour changing strip lighting, underfloor heating, recessed spotlights and ceiling speakers and double glazed window to front.

Landing

With stairs leading from entrance hall with decorative banister and stripped-back handrail, doors to various rooms, recessed spotlights and wall lights, sun tubes and two cast iron column central heating radiators.

Principal Bedroom Suite

With doors leading from landing, walk-in wardrobe and en suite, bespoke built-in floating bedside cabinets with inset downlighting, fitted dressing table with built-in storage, space for wall mounted TV, recessed spotlights and wall lights, three double glazed windows to side and two cast iron column central heating radiators.

Walk-in Wardrobe

With sliding pocket doors leading from principle bedroom, fitted cabinetry with clothes rails and shelving, recessed spotlights and under cupboard strip lighting and loft access.

En Suite

With a door leading from principal bedroom, walk-in shower with waterfall shower head and separate shower attachment, vanity shelving and sliding shower screen, WC, wash hand basin set into vanity unit, tiled underfloor heating, part tiled walls, storage cupboard with shelving, recessed spotlights and wall lights, ceiling speakers, extractor, shaver point, double glazed window to side and a column central heating radiator.

Bedroom Two

With a door leading from landing, built-in cabinetry with shelves with inset lighting, wall lights and recessed spotlights, two feature arch sash windows to front with bespoke fitted shutters and two cast iron column central heating radiators

Bedroom Three

With a door leading from landing, feature fire place with tiled hearth, shelving, recessed spotlights, feature arch sash window to front with bespoke fitted shutters and a cast iron column central heating radiator.

Bedroom Four

With a door leading from landing, feature double glazed arch sash windows to rear and two cast iron column central heating radiators.

Nursery

With a door leading from landing, fitted wardrobes, matching sill, recessed spotlights, loft access with pull-down loft ladders, double glazed window to side and a column central heating radiator.

Bathroom

With a door leading from landing, roll-top free standing bath with separate shower attachment, walk-in shower with rainfall shower head and separate shower attachment, vanity shelf, crittall-style shower screen, medium flush WC, wash hand basin, feature distressed mirrored wall, tiled floor, further shelving with recessed spotlights, extractor, recessed spotlights, electric skylight window and a column central heating radiator.

Garden

With double glazed bi fold doors leading from kitchen dining family room and stable door from utility/ boot room to a patio terrace seating area, double electric gates leading from the front of the property to an extended chipping stone driveway, venetian-style fencing, mature shrub borders with both down and bed lighting, outside lighting and tap, mature shrub screening, raised rendered beds, further sunken lighting, bespoke outdoor kitchen with stone worktops, sink, hidden drinks tub, practical storage space, hidden bin store, pizza oven, outdoor sockets, BBQ with two ring gas hob, steps up to well maintained lawn, decked seating area with sunken hot tub, further mature shrubs and trees, chipping stone walkway, log store, access to detached garage and bespoke games room.

Detached Garage

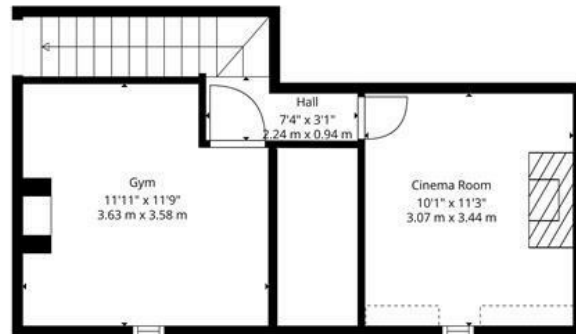
With double doors leading from the front, useful storage space, light, power and window and door to side.

Bespoke Garden Room

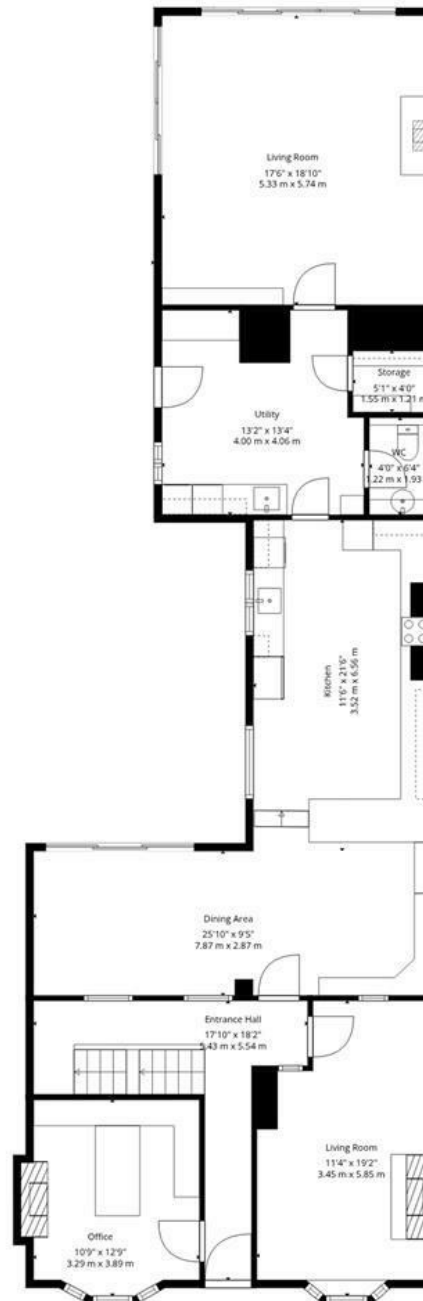
With a double glazed door leading from garden, space for seating, gaming and flat screen TV, wall mounted warm and cold aircon unit, recessed spotlights, base unit with worktop over, drinks fridge, strip lighting, shelving and bespoke timber panelling.







Basement



Ground Floor



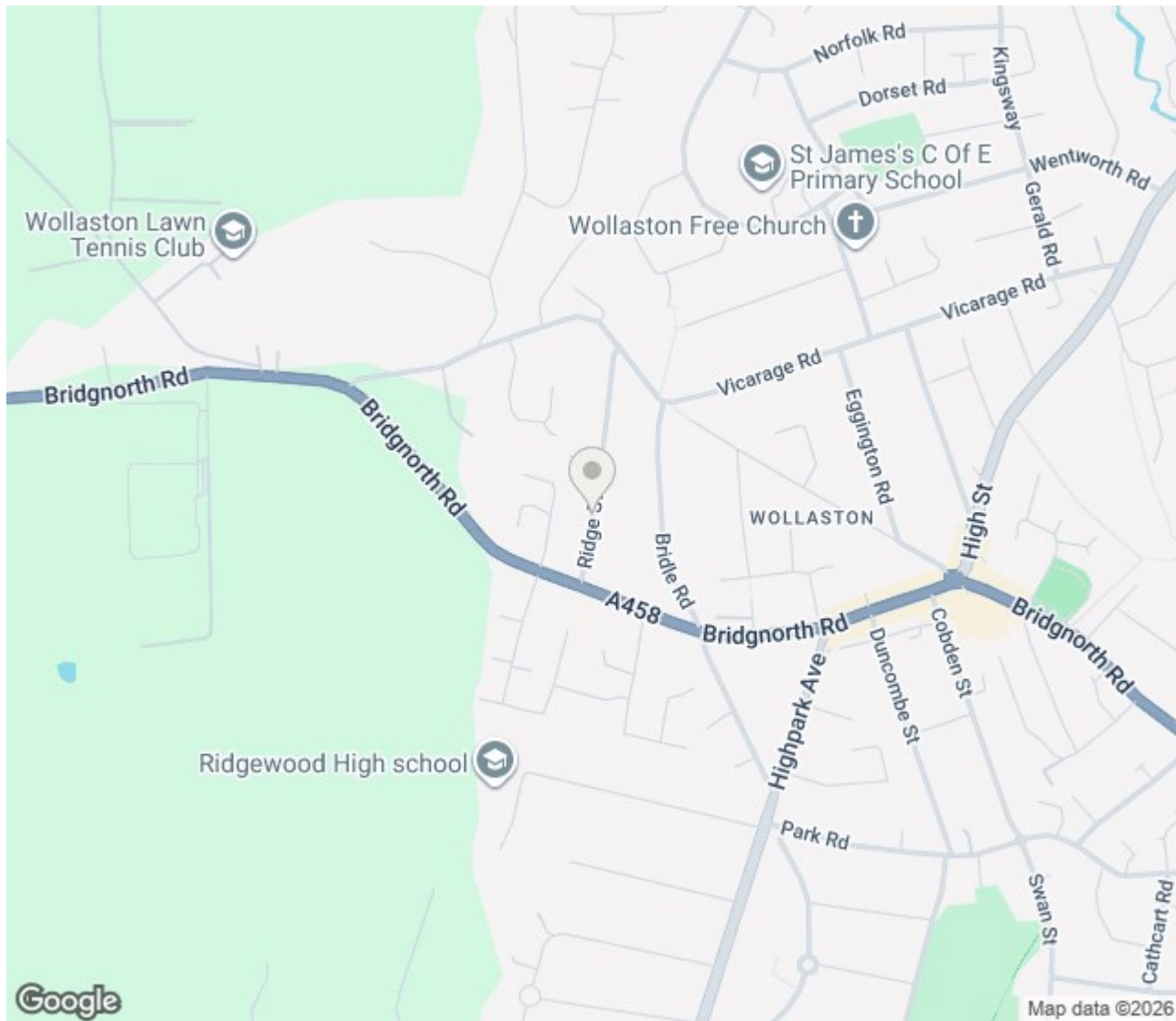
First Floor

Total Approximate Area: 307m<sup>2</sup> | 3310 sq 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>                            | 72                         | 78        |
| (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<br>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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