



The Ferns, Histons Hill, Codsall, Wolverhampton, South Staffordshire, WV8 2EY

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A remarkably private house believed to be of Regency origins with substantial, later extensions standing in a particularly fine address

Tettenhall village - 2.5 miles, Wolverhampton City Centre - 4.5 miles, Birmingham - 20 miles, M54 (J2) - 4.2 miles, (distances approximate)

LOCATION

Histsons Hill is one of the most sought after addresses within the highly regarded South Staffordshire village of Codsall which has long since been held in much favour within the residential market. The village centre provides a comprehensive range of local shopping and leisure amenities and the area is well served by schooling locally with a wide array of excellent schools in both sectors being easily accessible.

Wolverhampton City Centre is within a short drive, there are regular bus services from Codsall and regular local rail services running from Codsall and Bilbrook stations.

The Ferns stands in a lovely position and is totally shielded from Histsons Hill by virtue of a long driveway which serves the front access for just two properties. The house stands within superb "wrap-around" gardens with much shielding and protecting matured greenery.

DESCRIPTION

The Ferns comprises a substantial house providing fine living accommodation over two storeys with a high degree of flexibility of use. The property has been well maintained by the current sellers and is presented in excellent decorative order.

The house is believed to have been originally built in approximately 1820 with a superb period elevation typical of the period. The property has benefitted from substantial later extensions which have greatly enhanced the scope of accommodation provided with the benefit of a lovely blend of both informal and formal living areas, excellent sleeping provision and a self-contained suite of first floor rooms which would be ideal for dependent relative or staff accommodation or which alternatively could be used as a home officing suite.

ACCOMMODATION

A tile hung PORCH with panelled front door opens into a charming RECEPTION HALL with oak flooring and concealed access to the CELLAR. There is a wide bank of fitted cloaks and storage cupboards together with a glazed external door, coved ceiling, wiring for wall lights and a door to the CLOAKROOM with a well appointed white suite of a WC and wash basin set within a vanity unit. The DRAWING ROOM is the principal reception room to the ground floor with windows and French doors to the gardens, oak flooring, an open fireplace with marble hearth and slips and carved, pine, Adam style surround together with moulded ceiling cornice and wiring for wall lights. There is a DINING ROOM with windows and patio doors to the garden, an exposed brick chimneybreast with quarry tiled hearth, coved ceiling and radiator together with a separate SITTING ROOM with windows to the front and wiring for wall lights.

An informal FAMILY ROOM provides a charming everyday living area with a bow window and further window overlooking the driveway approach, oak flooring, wiring for wall lights, internal window to the hall and an inter-connecting, glazed door to the stunning BREAKFAST KITCHEN which was re-fitted in 2010 by Carvers to an excellent and exacting standard with a comprehensive range of gloss-fronted white units with granite working surfaces and upstands together with a co-ordinated granite breakfast bar, under-unit lighting, inset Franke stainless steel sink unit, inset Neff five-ring gas hob with stainless steel Franke extraction chimney above and granite splashback, integrated Neff stainless steel microwave and integrated Neff stainless steel double electric oven, integrated

dishwasher, American style fridge freezer housing unit, tiled floor, windows overlooking the rear gardens, integrated ceiling lighting and a door to the SIDE LOBBY AND LAUNDRY with a co-ordinating range of wall and base mounted units, plumbing for a washing machine, stainless steel Franke sink unit, recessed understairs storage area and floor mounted gas fired central heating boiler.

A staircase from the hall rises to the galleried LANDING with rooflight and useful BOX ROOM providing storage areas. The PRINCIPAL SUITE benefits from a large bedroom with windows overlooking the gardens, area into fitted wardrobes and a well appointed ensuite bathroom with a re-fitted suite of panelled bath, fully tiled corner shower, pedestal basin and WC together with tiled walls, tiled floor and side windows. There are a FURTHER FOUR BEDROOMS (three with fitted furniture) and a large HOUSE BATHROOM with a well appointed white suite of a panelled bath, fully tiled corner shower, WC and pedestal wash basin together with part tiled walls, laminated flooring and a linen cupboard with slatted shelving.

A secondary staircase rises from the laundry to the SELF-CONTAINED SUITE OF ROOMS comprising a galleried landing sitting room with wooden flooring, window and rooflight, a large under-eaves bedroom or office with window and rooflights together with a well appointed bathroom with a panelled bath, separate fully tiled corner shower, WC and pedestal wash basin, rooflight, wooden flooring and access to a large under-eaves storage cupboard. NB This suite of rooms could provide the basis for a multitude of different uses.

OUTSIDE

The Ferns stands in a particularly charming situation which is one of the principal attractions of the residence and is approached over a long driveway which leads to a five-bar wooden gate opening into the extensive parking forecourt with a central Victorian lamppost, extensive parking for many vehicles and matured borders. The grounds wrap around the house to the extensive rear and side lawns with a large paved terrace, densely planted beds and borders, specimen trees and a superb rockery garden. The garden is of an unusual size and nature for a property of this location and is unquestionably one of the prime attractions of the fine property.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND: G - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

DIRECTIONS:

The Ferns is to be found off a private driveway leading off Histsons Hill almost directly opposite the junction with Chapel Lane with The Ferns being found at the end of the drive.

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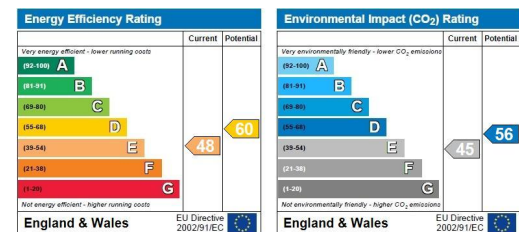
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