The Cottage, Bennetts Lane, Pattingham, Wolverhampton, Shropshire, WV6 7EY

BERRIMAN
EATON

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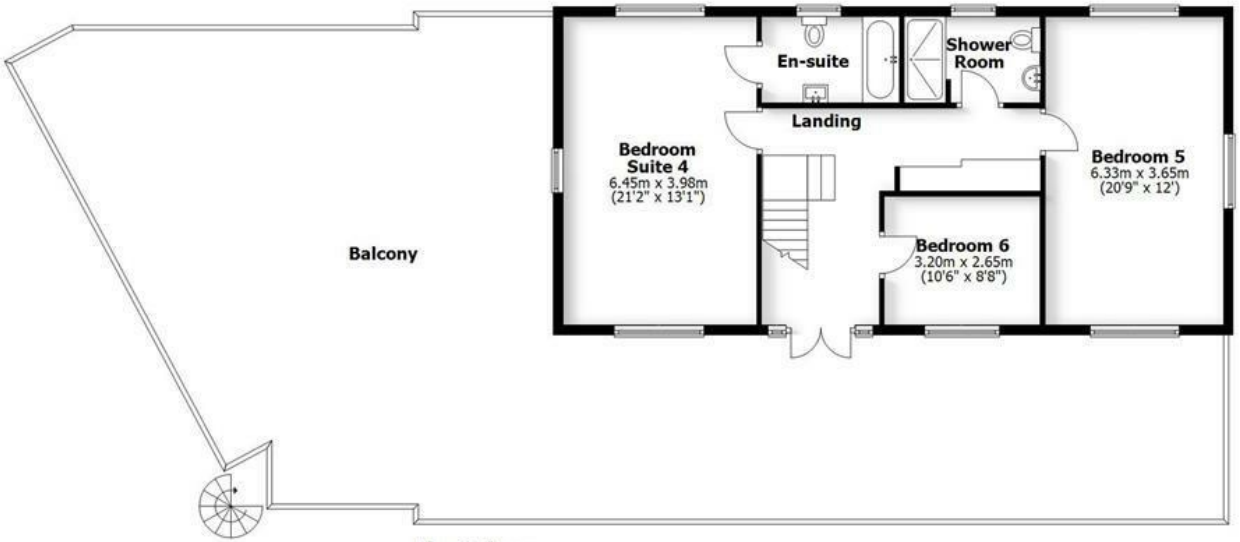
An outstanding six bedroom, six bathroom and five reception room detached property standing in almost 5 acres with further planning permission passed for a three bay garage with gym.

THE COTTAGE
BENNETTS LANE, PATTINGHAM



First Floor

Ground Floor

TOTAL: 462.9sq.m. 4982sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION

The Cottage stands in a convenient and accessible position lying just off the Wolverhampton to Bridgnorth Road (A454) and is within easy reach of Pattingham Village which offers an excellent selection of amenities to include shops, chemist, cafe, pubs, butchers, church and a thriving village hall. Nearby is Rudge Heath General Stores offering a wide selection of everyday essentials including fresh breads and local farmer produce.

Pattingham Village Primary School is highly regarded and there are public tennis courts, a play area on the village playing fields and many rural walks. Motor communications are excellent with the M5, M6, M6 Toll and M54 facilitating travel to Birmingham, Telford and the entire industrial West Midlands whilst national rail services run from Wolverhampton station. This is an ideal commuting location with regular Euston London trains from Wolverhampton City Station.

The area is well served by schooling in both sectors with numerous, highly regarded schools being nearby including Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls' High School.

DESCRIPTION

The Cottage was purchased by the current owners who gained planning permission to create a substantial home. The extensions and improvements have been carried out to a high standard with LVT flooring throughout, underfloor heating to the ground floor, double glazing and well appointed kitchen and bathroom suites. There is versatile living with five reception rooms, six bedrooms and six bath / shower rooms. The first floor balcony is a wonderful entertainment space with views over surrounding countryside and there is ample parking.

ACCOMMODATION

A pillared open PORCH has oak glazed double doors opening into a superb RECEPTION HALL with an attractive electric fire, an understairs store and a GUEST CLOAKROOM. The LOUNGE has integrated ceiling lighting, windows to two elevations with ample space for seating and dining and an electric fire with formal surround. The DRAWING ROOM windows to two elevations and an electric fire with formal surround. There is a through FAMILY ROOM which can be used for a variety of purposes with windows to the front and rear with views of the surrounding countryside and an electric fire set in a formal surround. The KITCHEN has a contemporary range of wall and base units with working surfaces with tiled splash back, an undermounted Clearwater sink, space for a dishwasher, two Zanussi ovens, a Miele induction hob, ample space for fridges and freezer, a door to the side, a large shelved pantry and a SPICE KITCHEN with coordinating units to those in the kitchen, a five ring Miele gas hob with a Miele electric oven beneath and a filtration unit above. There is a fifth reception room which is being used as a GYMNASIUM and has integrated ceiling lighting.

From the family room a door with steps opens into a REAR HALL with an atrium roof light, a useful store, a PORCH to the front, a BOOT ROOM with a sink and storage space and a SHOWER ROOM with a shower cubicle, a vanity unit with wash basin and cupboards and a WC. The SITTING ROOM has two roof lights, double glazed doors and windows to the front. The LAUNDRY with a range of wall and base units with a double sink, ample space for washing machine and tumble dryers, two wall mounted Vaillant boilers and a pressurised hot water cylinder and a door to a REAR PORCH with access to the rear of the property. There is a SEWING ROOM with cupboards and roof light. There are THREE BEDROOM SUITES all with large double bedrooms and EN-SUITE BATHROOMS with a bath with shower over, a vanity unit with wash basin with cupboards and drawers beneath, WC and a heated ladder towel rail.

Stairs from the hall rise to the first floor landing with access to the loft, built in storage and French doors opening onto a large BALCONY / ROOF TERRACE with stone balustrading, ample space for entertainment and a circular staircase to the front of the property. The FOURTH BEDROOM SUITE has an EN-SUITE BATHROOM with a bath with shower over, a vanity unit with wash basin with cupboards and drawers beneath, WC and a heated ladder towel rail. BEDROOM FIVE has windows to three elevations. The PRAYER ROOM / BEDROOM SIX has a window to the front. The SHOWER ROOM has a large shower cubicle with multi jet shower, a vanity unit with wash basin with cupboards and drawers, a WC and a heated ladder towel rail.

OUTSIDE

There is gated access to a sweeping gravelled driveway through landscaped lawns leading to a large area of gravelled PARKING. The GARDENS surround the property with entertainment patios, large areas of lawn, an area of kitchen garden, there is paving around the outside of the property with areas for sheds, greenhouse and dog kennels. There is external lighting, cold water supply and electricity points. An area of agricultural land is currently fenced off and amounts to an area of approximately 3 acres and has a large pond. There is a total area of approximately 4.9 acres in total.

PLANNING PERMISSION

Planning permission was passed for all the works carried out to the property. There is an additional part of permission for a detached triple garage with a large attached gym/recreational room with washroom facilities off.

Application Number: 18/00741/FUL
Proposed: "Demolition of existing structures and extensions and the extension and alterations to a single dwelling and garage".
Date of decision: 8th November 2018

We are informed by the Vendors that mains electricity is connected, drainage is to a private treatment plant, there is a private water supply and the heating is LPG
COUNCIL TAX BAND D – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Offers Around £1,650,000 EPC: E

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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