



The Cart House, Leper House Barns Whitehouse Lane, Codsall, Wolverhampton, WV8 1QG

BERRIMAN
EATON

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A beautifully presented Grade II listed barn conversion standing in a charming, semi-rural location

LOCATION

The property stands in a rural setting with open views across open fields and farmland and yet is within easy reach of the wide ranging local facilities afforded by Codsall village centre together with the excellent schooling for which the area is renowned.

The further amenities of Brewood, Wolverhampton and Stafford are all within convenient travelling distance and the motorway network is easily accessible via the M54 (Junction 2) facilitating fast access to Birmingham and the entire industrial West Midlands. Furthermore, local rail services run from Codsall station with direct connections to Birmingham.

DESCRIPTION

The Cart House was bought as a renovation project in 2021 and, since that time, a sympathetic scheme of reconstruction and refurbishment has been carried out to create a truly outstanding residence of enormous charm and character. All of the work has been carried out to an exacting standard with Lime Mortar plaster having been used and kitchen and bathroom suites of the finest quality having been installed. The property benefits from double glazing and air source central heating.

The property stands in a delightful position with a maturing garden and ample driveway parking.

ACCOMMODATION

The Cart House has beautifully appointed accommodation with a LOUNGE with a light through aspect with double glazed windows to two elevations, an oak staircase with understairs store rising to the first floor, ceiling beam, integrated ceiling lighting and limestone flooring with underfloor heating. The DINING KITCHEN has a beautifully appointed kitchen with a comprehensive range of wall and base mounted cabinetry with granite working surfaces with undermounted double ceramic sink, space for a range style cooker with filtration unit above, integrated fridge freezer, integrated washing machine and a substantial dining area with wiring for a wall mounted television. The entire room has integrated ceiling lighting, limestone flooring with underfloor heating together with double glazed windows and bifold doors to the garden. A door from the lounge opens into the BATHROOM with a beautifully appointed suite with a free standing slipper bath, separate fully tiled shower, with waterfall head and separate hose, WC and vanity unit with wash basin with cupboard beneath, wall mounted store cupboard, ceiling rafter, limestone flooring with underfloor heating, ceiling lighting and a tall double glazed window.

The oak staircase rises from the lounge to the first-floor LANDING with polished oak flooring, and a CLOAK ROOM with space saver WC with concealed flush and wash basin, ceiling beam, oak flooring, storage cupboard and integrated ceiling lighting.

BEDROOM ONE is a double room in size with a vaulted and beamed ceiling, oak flooring, integrated ceiling lighting and a double glazed window and roof light. BEDROOM TWO is a good room in size with a vaulted and timbered ceiling, double glazed window and roof light, oak flooring and a door into a DRESSING ROOM/STUDY with a full range of fitted bedroom furniture, including ample storage space, a knee hole dressing table with chest of draws to one side and further storage cupboards, vaulted and timbered ceiling, ceiling lighting, oak flooring and a double glazed roof light.

OUTSIDE

The Cart House stands in a lovely, semi rural location, with views across adjoining fields and farm house. There is a DRIVEWAY laid in brick set providing off street parking. There is a porcelain tiled patio to the rear of the house, together with further terrace laid in porcelain tiles, rear lawns with central paved path, a brick built BBQ, post and rail fencing and nicely maturing beds and borders.

We are informed by the vendor that mains electricity is connected, drainage is to a private Klarester treatment system, water is supplied from a tested borehole and there is air source central heating

COUNCIL TAX BAND C – 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 is available

Mobile data 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.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Offers Around
£425,000

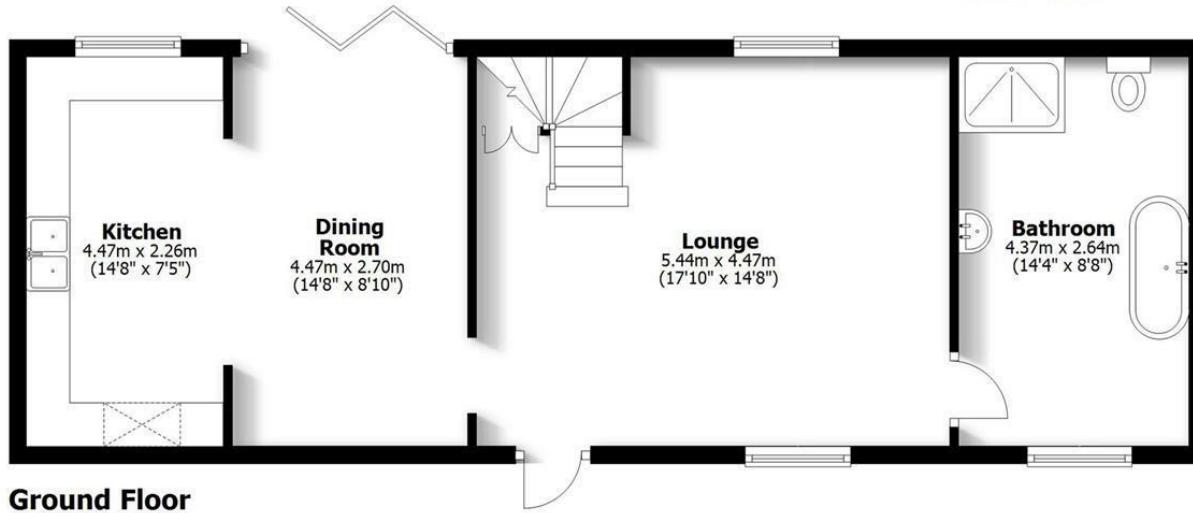
EPC:

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.



THE CART HOUSE

WHITEHOUSE LANE, CODSALL



First Floor

TOTAL: 106.6sq.m. 1148sq.ft.

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

