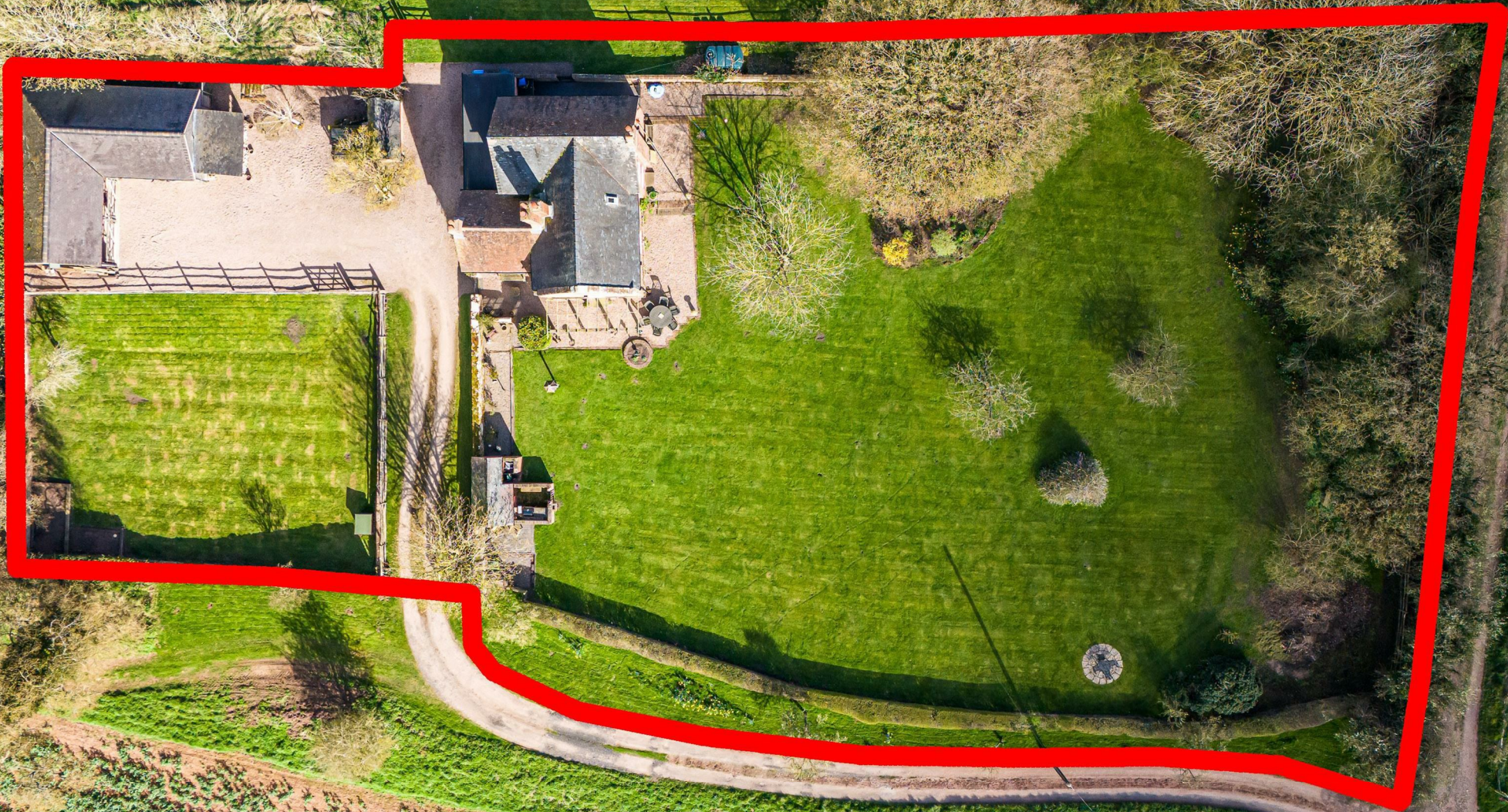




Nore Hill Farmhouse, Patshull Road, Pattingham, South Staffordshire, WV6 7DU

BERRIMAN
EATON





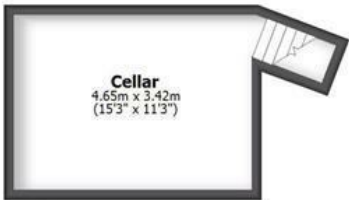
Nore Hill Farmhouse, Patshull Road, Pattingham, South Staffordshire, WV6 7DU

A particularly attractive and fully refurbished Grade II Listed former farmhouse standing in an elevated position with beautiful views on the fringes of a sought-after South Staffordshire village with total grounds of approximately one acre.

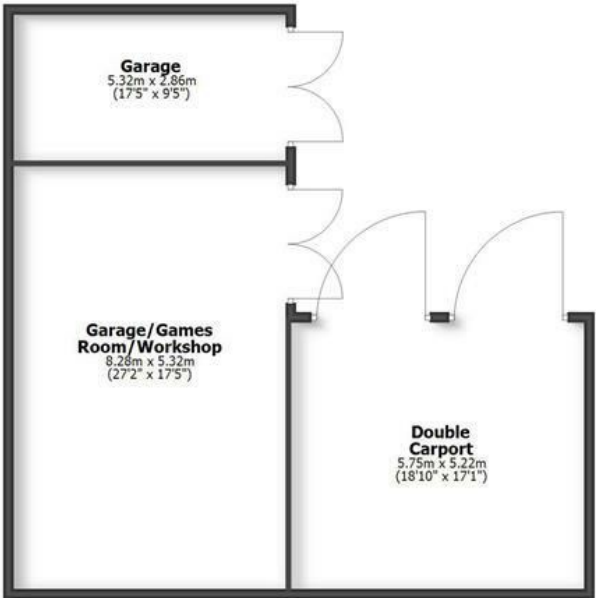
NORE HILL FARMHOUSE
PATSHULL ROAD, PATTINGHAM

HOUSE: 284.4sq.m. 3062sq.ft.
CELLAR: 17.2sq.m. 185sq.ft.
OUTBUILDINGS: 90.3sq.m. 972sq.ft.
TOTAL: 391.9sq.m. 4219sq.ft.

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



Cellar



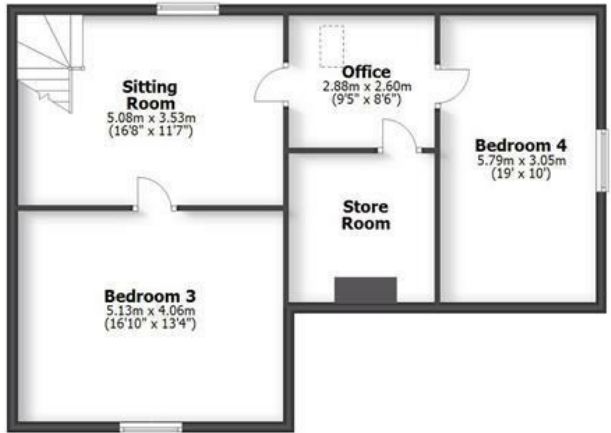
Outbuildings



Ground Floor



First Floor



Second Floor

LOCATION

The property stands just over a mile from the centre of Pattingham which is a highly regarded village with a full complement of local facilities and an active village community. The further, more extensive amenities of both Albrighton and Codsall are within easy reach and there is convenient travelling to Wolverhampton City Centre, the former new town of Telford and the historic market town of Bridgnorth.

Communications are excellent with Codsall Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J2 & J3) facilitating fast access to the entire motorway infrastructure.

Furthermore, the area is well served by schooling in both sectors with St Chads Primary School being in the village centre itself which has Good Ofsted rating.

DESCRIPTION

The property is a substantial former farmhouse which is believed to date from the 16th Century in part with elevations of architectural interest and which is built of dressed stone with later brick additions.

The current sellers purchased the property in 2016 and have transformed the property with many works of refurbishment having been carried out to create a beautiful family home which is finished to a superb standard.

Whilst retaining many original period features the property now benefits from modern kitchen and bathroom suites, double glazing and oil fired central heating.

A substantial oak framed car port and garage block has been built and the house stands within matured and well tended part sandstone walled gardens. By virtue of the raised position of the property there are enchanting views across surrounding, open countryside in all directions.

ACCOMMODATION

The HALLWAY has stone flooring, exposed ceiling timbering and sandstone detailing and an adjoining BOOT ROOM / LAUNDRY with GUEST CLOAKROOM beyond with a well appointed suite. The DRAWING ROOM is a reception space of some note with a beamed and rafted ceiling, exposed wall timbering with open panel of wattle and daub and a brick and stone Inglenook fireplace with beam above and an Eifel cast iron wood burning stove. The DINING ROOM has a heavily beamed and rafted ceiling, an exposed brick chimney piece with old oven and stove. There is a BREAKFAST ROOM / FAMILY ROOM with a heavily beamed and rafted ceiling, stone flooring, exposed wall timbering and an open doorway into the KITCHEN with a full range of cream faced wall and base mounted cabinetry with butchers block working surfaces, space for a range style cooker with stainless steel extraction chimney above, an integrated fridge, an integrated dishwasher, a ceramic sink, stone flooring and beamed and rafted ceiling.

A staircase from the hall rises to the first floor landing with exposed wall timbering. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect, exposed timbering to the ceiling and walls, built in wardrobes and a superb EN-SUITE BATHROOM with exposed truss and timbering, an exposed brick chimney piece and a well appointed suite which includes a free standing bath, integrated ceiling lighting, chrome towel rail radiator and oak flooring. BEDROOM TWO is a good double room in size with exposed wall and ceiling timbering and there is a BATHROOM with a well appointed suite, part timber panelled walls and ceiling beam.

A staircase rises to the upper floor LANDING / SITTING ROOM with exposed wall timbering. BEDROOM THREE is a good double room in size with exposed wall timbering and there is an INNER LANDING which could be an ideal OFFICE SPACE for those wishing to work from home. BEDROOM FOUR is a double room in size with exposed wall timbering and there is a useful walk in storage cupboard.

OUTSIDE

The property is approached through a remote controlled five bar wooden gate over a DRIVEWAY leading to a gravelled forecourt affording off street parking for multiple vehicles. There is a substantial oak framed GARAGE BLOCK with an open fronted and gated DOUBLE CAR PORT with electric light and power. GARAGE ONE has double wooden doors, electric light and power and GARAGE TWO has double wooden doors, electric light and power and it is oversized with space for a GAMES ROOM / WORKSHOP / BIKE STORE. There is a part sandstone walled GARDEN to the front, a brick and tile former pigsty which is now a kennel with fenced enclosure to the front and store to the side. The PRINCIPAL GARDENS sweep around the house and are principally laid to lawn with well stocked and matured beds and borders and a gravelled entertaining terrace.

We are informed by the Vendors that mains water and electricity are connected, there is a septic tank for drainage and the central heating is oil fired.

COUNCIL TAX BAND F – 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 – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

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.

DIRECTIONS

Using the What3words app: [///neater.screen.post](https://www.what3words.com/area/3q4g/3q4g/3q4g)

Offers Around £1,150,000

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.







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