

# WALL HOUSE

GREEN LANE • WALL • LICHFIELD • WS14 0AS



ASTON KNOWLES









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An extraordinary Grade II listed Georgian country house set in a stunning conservation area within the village of Wall, in over 4 acres of grounds.

#### Ground Floor:

Recessed porch • Reception hallway • Dining room • Drawing room • Snug • Side entrance hallway  
- Guest cloakroom • Boot room • Cellar • Secondary stairwell • Family kitchen/breakfast room • Second kitchen •  
Garden room • Garden room WC • Home office suite • Gymnasium with sauna and showers

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#### First Floor:

Master suite comprising master bedroom with en-suite bathroom and dressing room • Bedroom two • Bedroom three with  
en-suite shower room • Bedroom four • Family bathroom

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#### Second Floor:

Second-floor landing • Vestibule • Three further bedrooms • Bedroom eight/lounge • Bathroom • Kitchen • Loft access

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#### Outside:

In/out driveway with enclosed walled front gardens • Double car garage • Rear walled garden • Tennis court area • Secret  
garden (with planning permission for a single-storey structure of circa 1,900 square feet) • Paddock • Garden storage

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Approximate gross internal floor area including garaging 8,077 square feet. In over 4 acres of grounds.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn  
to the Important Notice on the last page of the text.

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Sutton Coldfield town centre 7.2 miles • Lichfield 2.9 miles • Birmingham 22.3 miles  
Birmingham International/NEC 19.3 miles • M6 Toll 2.0 miles  
(Distances approximate)



## Location

Wall is a sought-after Hamlet adjoining the village of Shenstone & the city of Lichfield. While the present Hamlet dates predominantly from the Civil War, it was originally a Roman settlement, Letocetum, and the ancient Roman Baths still remain and are owned and run by the National Trust under the guardianship of English Heritage. The nearby town of Sutton Coldfield provides an excellent choice of shops, restaurants, and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the council for up to date school catchment areas.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll, and Birmingham International/NEC.

## Description

Wall House is an exceptional Grade II listed Georgian Country House dating back to 1761 which enjoys an outstanding rural location in the conservation area of Wall surrounded by greenbelt. The house stands in beautiful formal gardens with over 4 acres of grounds and commanding views over the countryside. The main house has an interesting history and is reported to have been built on the site of a sixteenth century residence and contains part of the structure and possibly some of the panelling from an earlier house. Of classically styled architecture, Wall House, incorporates a number of original features. The house is set back behind a walled frontage. A pillared entrance opens onto an in and out gravel driveway flanked by sweeping lawns and specimen trees. The gravel driveway extends to the rear of the house to the tradesmen's entrance onto Market Lane.

The house has been sympathetically enlarged and luxuriously appointed by the present owners including complete refurbishment of the property and landscaping, construction of an east wing, gym/sauna, and garden store. There is also planning permission for a single-storey structure of circa 1900 sq. feet in the secret garden next to the walled garden and the present owners have commenced material building works. This new addition could be a leisure complex including swimming pool or separate annexe. It is the breathtaking views from every window which make this property so very special and unique.

Wall House successfully blends the many original features of a country period property with today's modern refinements to create a spacious and elegantly proportioned family residence of character







and style. Other notable modern amenities include a multimedia music system with Bower & Wilkins speakers which provide music around the house. The system can be adapted so that each person can listen to different music at the same time. All controls are housed in one central location and can be controlled by discrete panels in individual rooms. These are fitted flush and therefore blend sympathetically with the fabric of the property. The system is also wired to allow for music within the walled garden.

### Ground floor

The recessed porch with ceiling point and original stone pediment and steps leads into the impressive reception hallway with oak and leaded light original entrance door, matwell, original quarry-tiled floor, and panelled wainscot. The hallway features cast-iron radiators, attractive corner display with shelving, archway, and has had two recessed B&W ceiling speakers. A storage cupboard is located

under the main staircase, featuring circular leaded light window to the walled garden, hardwood floor, and shelves.

The principal rooms flow from the reception hallway as well as the main staircase to the upper floors. Of particular note is the beautiful dining room, featuring an oak floor, coved ceiling with low voltage spotlights and picture lights. A carved period open fireplace surround with marble inset is set along one wall and the room further features period cast-iron radiators, and leaded light windows to the front of the property with concealed wooden shutters. The walls are decorated with silk with matching soft furnishings and recessed B&W ceiling speakers.

The drawing room is a most impressive room with its fine proportions, high ceilings, and decorative cornicing. A Victorian carved oak fireplace surround with Delft tiles is a feature of the room together with the ornate coved ceiling, and period cast-iron radiators. A bay

window with concealed wooden shutters and window seating offers picturesque views of the walled garden.

The walls are decorated with silk with matching soft furnishings. The lounge has eight flush fitted B&W speakers in both walls and ceiling transforming the room into a cinema experience coupled with an 8-foot motorized screen. Accessed from the opposite side of the reception hallway is the snug, featuring a brick Inglenook with open fire, brick hearth and an oak beam. The room has been recently redesigned as a TV/family room with wall and ceiling B&W speakers and recessed flatscreen television.

From the reception hallway the side hallway can be accessed, which features a tumbled marble floor, paneled wainscot and leaded light windows to the front and side enjoying views overlooking the tennis court area.



A cloakroom features original cast-iron fireplace, tumbled marble floor, hand-carved oak panelling with fitted vanity unit, inset wash basin and gold-plated mixer taps, panelled large mirror, built-in storage cupboards, cast-iron period radiator and leaded light window to front. A boot room is located next to the cloakroom, featuring a tumbled marble floor, panelled wainscot, cast-iron period radiators, and leaded light window to the front of the property.

The cellar can also be accessed from the side hallway, and features brick stairs and floor and LED ceiling light points, a range of storage units, extractor fan, tiled settles, and wine bins. The secondary stairwell, accessed from the side hallway, with oak treads and wainscot panelling, leads to the first and second floor. There is further storage available in the cupboard under the secondary stairwell.

Flowing from the side hallway is the impressive open plan kitchen by Mark Wilkinson - described by the Sunday Times as the "Mozart of Kitchen Cabinet Makers". The kitchen features beautiful hand-painted maple units in grey with nickel ironmongery and white veined quartz and mirrored splashbacks, as well as a wonderful oak signature circular island with cheese boards, granite worktop, and seating area for five. Appliances include a Wolf 36-inch range cooker, Miele steamer oven, Miele microwave oven, Miele warming drawer, and Miele dishwasher. There are two Kohler sinks with a Quooker water tap and two integrated larder fridge freezers. London lighting designers have arranged recessed lighting in the vaulted ceilings highlighting the original beams alongside mood lighting recessed into the walls. The kitchen also houses the original well to the property that can be viewed from a glass screen in the kitchen floor. The kitchen has a recessed wall television along with B&W wall speakers. The floors are white Carrera marble with underfloor heating. The second/prep kitchen (leading from the main kitchen/diner), features white Carrera marble flooring, hand-painted wood wall and base units, Kohler sink, and mirrored splashback, along with Miele stainless steel hob and extractor fan, integrated dishwasher, and tumble dryer. The second kitchen also houses the central heating boilers and water heater.

The garden room flows on from the kitchen with white Carrera marble flooring and underfloor heating, stone quoins, exposed oak beams on a vaulted ceiling with arched windows overlooking the garden. Two double French doors provide access to the walled garden terrace. The garden room has fitted cast-iron period radiators and recessed B&W ceiling speakers and is further fitted with an oak and walnut hand-painted dresser/server unit with an integrated wine cooler, making this a fabulous space to receive guests for informal dinner parties or weekend brunches.







The home office suite is a substantial room with stone quoin surrounds to both entrance door and internal partition, wide-plank oak floorboards, exposed beams and French doors overlooking the walled garden, as well as recessed B&W ceiling speakers. The office suite is routed with a business ADSL connection. The ADSL connection is routed to each floor of the house allowing for a seamless home/office integrated system.

The purpose-built gym incorporates a sauna and showers and is accessed from the walled garden terrace. The gym further features an engineered wood floor, mirrored wall, electrical floor points, and TV connection. The Finnish sauna with kiln dried spruce panelling features insulated floor and ceiling, 'His' and 'Hers' showers and changing areas with large shower cubicle featuring Grohe electrical showers and tiled changing areas. A loft area above the gym is boarded and can be accessed for storage.

### **First floor**

Approached from the imposing oak staircase with turned balustrading, marble effect wall panels, and leaded light window offering inspiring views of the walled garden. The spacious landing features an oak floor and cast-iron period radiators.

The master bedroom suite with leaded light window with shutters overlooks the stunning walled garden and features a cast-iron period radiator and fitted recessed B&W ceiling speakers. The walls are decorated with silk with matching soft furnishings. The en-suite bathroom with dressing room features leaded light window with shutters overlooking the walled garden, Italian travertine wall tiles, and a white suite comprising large sunken jet bath with gold-plated period fittings and incorporating telephone shower with gold-plated period fittings, W.C. low level suite, two ceiling points, cast-iron period radiator, and a fitted wardrobe.

Bedroom two boasts two leaded light windows with shutters overlooking the front garden, carved fireplace and surround, cast-iron period radiators, and recessed fitted B&W ceiling speakers. The walls are decorated with silk with matching soft furnishings, door leading to the main bathroom & walk-in wardrobe.

Bedroom three with an en-suite shower room features leaded light windows with shutters overlooking the front garden, cast-iron period radiator and recessed fitted B&W ceiling speakers. The en suite features a leaded light window, enclosed shower area with body jets tiled with Italian tumbled marble, period-style mahogany vanity unit with marble top, inset basin and gold-plated fittings, WC with blue



patterned design, ceiling light point, and cast-iron period radiator.

Bedroom four features a leaded light window with shutters overlooking the walled garden, fitted wardrobe with hand-painted & carved wardrobe doors, cast-iron period radiator and recessed B&W wall speakers. The family bathroom completes the first-floor accommodation and features Amtico flooring, hand-carved linen-fold oak panelling throughout, fitted double oak vanity unit with marble top, two inset wash basins and gold-plated mixer taps, panelled mirrors, built-in seat with towel storage, large sunken whirlpool bath with hand shower, enclosed gold-plated shower, body jets, cast-iron period radiator, leaded light window to front garden and fitted recessed B&W ceiling speakers.

## Second Floor

The oak staircase with turned balustrading, and hand-carved linen-fold panelling leads to the second floor which offers flexible accommodation either as additional bedroom suites or as a private three-bedroom annexe/ apartment.

Bedroom five, six and seven feature leaded light windows overlooking the walled garden. Bedroom five boasts an en-suite shower room with tiled enclosed shower and oak vanity unit. All bedrooms are fitted with recessed B&W ceiling speakers and bedroom seven features an open fireplace with stone surround.

Bedroom eight (which can also be used as a lounge if occupied as a private annexe/apartment) features an open fireplace, leaded light windows overlooking the front gardens, cast-iron period radiator, and fitted recessed B&W ceiling speakers.

The second-floor bathroom boasts a limestone floor with underfloor heating, bespoke hand-painted units including a fitted double vanity unit with marble top and two inset wash basins with gold-plated mixer taps, panelled mirror with inset cupboards, large sunken bath with Perrin & Rowe telephone hand shower, marble top, and enclosed pediment, shower with body jets, wainscot panelling, and low voltage spotlights.

The kitchen has a limestone floor and underfloor heating and features a range of maple oak bespoke in-frame cabinets with solid oak doors and black granite worktops. Integrated appliances include Bosch integrated dishwasher, Stoves five-burner gas hob, Bosch integrated extractor fan, and Stoves integrated oven.







There is a dedicated seating area for informal dining and a separate laundry closet. The loft is accessed from the vestibule and is boarded & insulated for storage.

### **Gardens, Grounds & Outbuildings**

The formal gardens at Wall House are stunning and are made up of a series of garden 'rooms' with stone and gravel paths linking the gardens together. After entering the in/out gravelled driveway through the wooden gates controlled by an electrical entry and exit system you note the beautiful front gardens with mature specimen trees. At the front of the property is the integral double garage. The driveway sweeps around the property and continues down to Market Lane via a separate gated entrance, perfect for accommodating extensive parking when hosting parties at the house.

The walled garden terrace features a stone terrace including a chess board in the centre, stone balustrading, gravelled pathways, 'Capability Brown' planted borders, and specimen trees, as well as stone borders and a central fountain feature. At the rear of the walled garden is the garden store, a single-storey outbuilding built in recent years to house gardeners and tradesmen equipment. The property further features a grass tennis court area and additional lawns surrounded by fruit trees. An ornate gate from the walled garden within the west wall provides access into the secret garden. Within this area there is planning permission for a single-storey structure of circa 1,900 sq. feet. This new addition could be a leisure complex including indoor swimming pool or annexe. The present owners have commenced material building works.

The paddock can be accessed from either the walled garden/secret garden or via road at Market Lane.





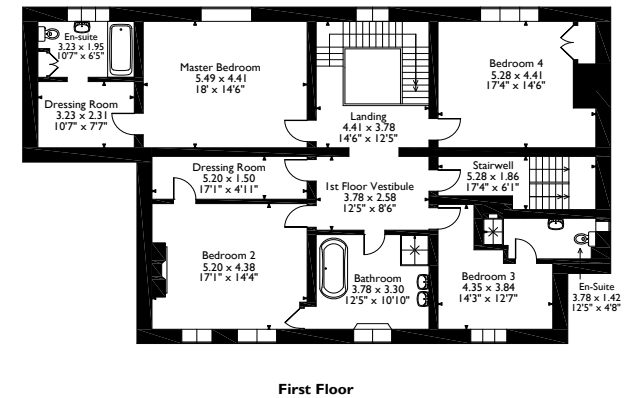
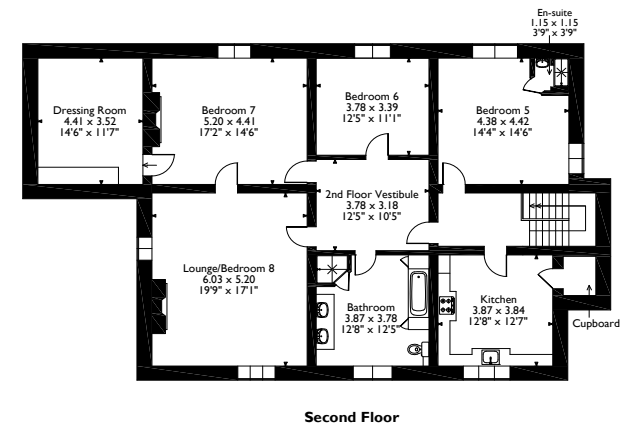
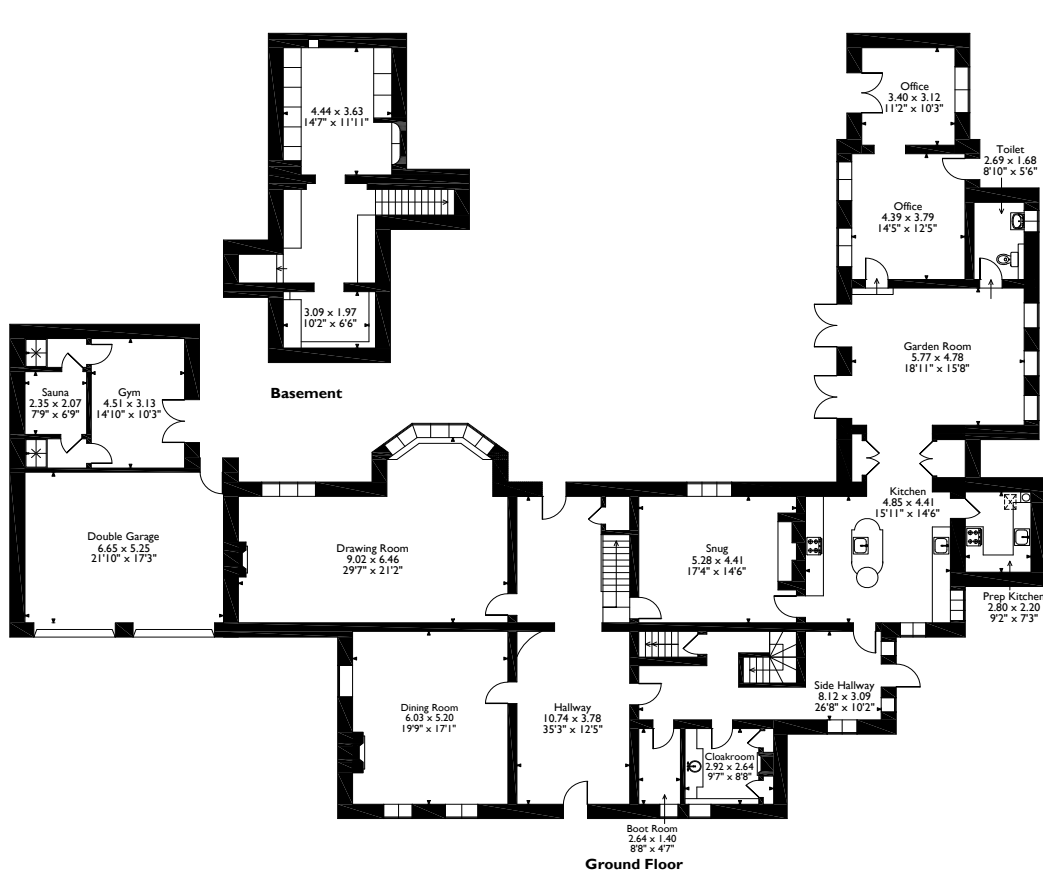




# Wall House

## Approximate Gross Internal Area

Main House = 731 Sq M/7864 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## General Remarks and Stipulations

### Services

Mains gas, water, drainage and electricity are connected.

### Fixtures and fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Directions

From the agent's office at 8 High Street, Sutton Coldfield, head towards Four Oaks. At the roundabout, take the third exit onto Lichfield Road, then at the next roundabout take the second exit to stay on Lichfield Road. At the roundabout, take the first exit onto Pinfold Hill then continue onto Lynn Lane. Turn right onto Ashcroft Lane, then turn left onto Watling Street. Turn right towards Green Lane.

### Terms

**Tenure:** Freehold

**Local authority:** Lichfield District Council

**Tax band:** H

### Viewings

Viewings are strictly by prior appointment with Aston Knowles' director Sophie Bullock on 0121 362 7878.



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