

NEW LANDYWOOD LANE  
ESSINGTON  
WV11 2AW

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

This beautiful 5-bedroom detached residence offers ample space for families to enjoy, combining countryside charm with proximity to amenities.

With a generous plot size of approximately 6 acres, it presents an opportunity that should not be missed.

### ACCOMODATION

#### Ground Floor:

Entrance hall  
Large reception room  
Separate dining room  
Open plan kitchen space  
Snug  
Utility  
Office  
Two guest cloakrooms

#### First Floor:

Landing  
Three large bedrooms  
Two ensembles  
Family bathroom

#### Annexe:

Drawing room  
Sun room  
Kitchen  
Two bedrooms  
Shower room

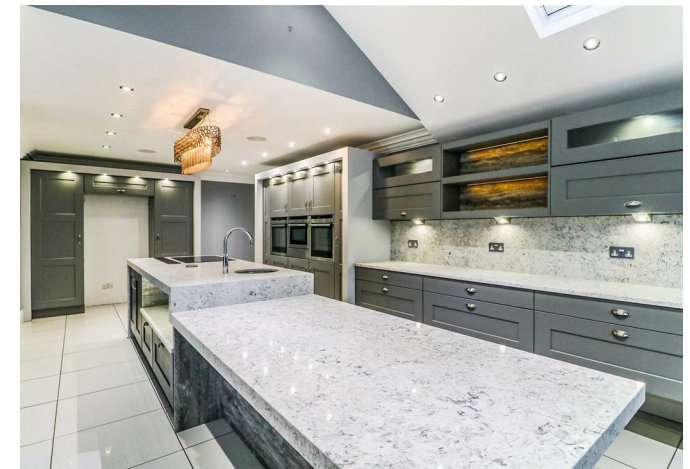
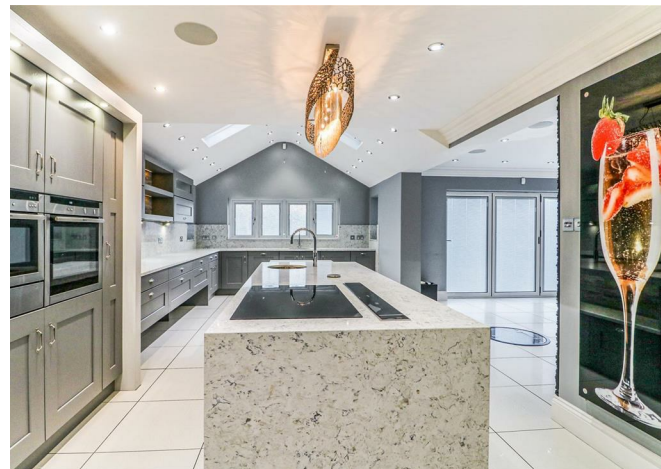
#### Garden and Grounds:

Secure entry via electric gates  
Sweeping in/out driveway  
Garage  
Car port  
Gardeners' toilet  
Stables  
Tractor shed  
Cabin  
Gym  
Ample storage areas

Approx Gross Internal Floor Area: 7209 sqft (670 sqm)

EPC Rating - C

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.



## SITUATION

The New Farm House is situated in a residential area known for its blend of countryside charm and accessibility to urban amenities. The area is characterised by open green spaces, farmland, and a sense of tranquillity.

Essington, despite its rural appeal, offers proximity to essential amenities. The nearby town centres provide residents with shopping options, dining establishments, and healthcare facilities. The property is well-connected to major roadways, such as the M6 and M54, facilitating easy travel to nearby cities like Wolverhampton and Birmingham.

Families benefit from the availability of good local schools, contributing to the area's family-friendly atmosphere, including Landywood Primary School, Glenthorne Community Primary School and Cheslyn Hay Academy. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## DESCRIPTION OF PROPERTY

Approached by electric gates you are first greeted by the sweeping driveway and breath taking beautifully kept grounds, the eye-catching exterior of the property sets the tone for the impressive layout that awaits.

Large double entry doors open out into the well-proportioned entry hall with white tiled floor, oak staircase and guest cloakroom.

The main area of the ground floor has three reception areas with the main room being a generous 26'6" x 13'10" in size - a marvellous space to entertain family and friends with the warmth of the marble hearth gas fire in the cooler months. As the property is dual aspect it is a light space making it a room that is impressive all year round.

A formal dining space at the rear of the home is a wonderful area offering views over the stunning grounds thanks to the bi fold doors which in the summer will provide an al fresco dining feel to any dinner party.

The family open plan kitchen is a real show stopper whilst remaining ultra functional, the area has a range of wall and base units which are complemented with marble workspace. A breakfast area is perfect for informal dining, with natural light provided by the velux window directly above. A further seating area provides a space to relax, whilst enjoying the views over the garden. A utility space with a second ground floor guest room is to the left as you walk through.

This part of the ground floor to the main section is completed by

a cosy snug with wall mounted fire and an office which provides a quiet work from home space.

The first floor landing provides access to three further generously sized bedrooms - the most impressive being the principal suite, complete with dressing room and en suite bathroom the space promotes the luxury 'hotel like' feel.

Bedroom two provides ample storage whilst bedroom three benefits from its own en suite shower.

The family bathroom with high end fittings has a white stand alone bath, shower, floor to ceiling tiling and his and her vanity sink unit.

One of the unique features of the property is the annexe - originally a garage, it now offers a fantastic space for another generation to feel part of the family whilst still having their own space. The area is accessible from the main house (via utility & office) and comprises of drawing room with front and rear aspect, well appointed kitchen, and east facing sun room, with two bedrooms on the first floor and a shower room being separate from the other bedrooms to the main house.

## GARDEN AND GROUNDS

The outside space on this property is spectacular, an array of facilities and lifestyle choices for any family.

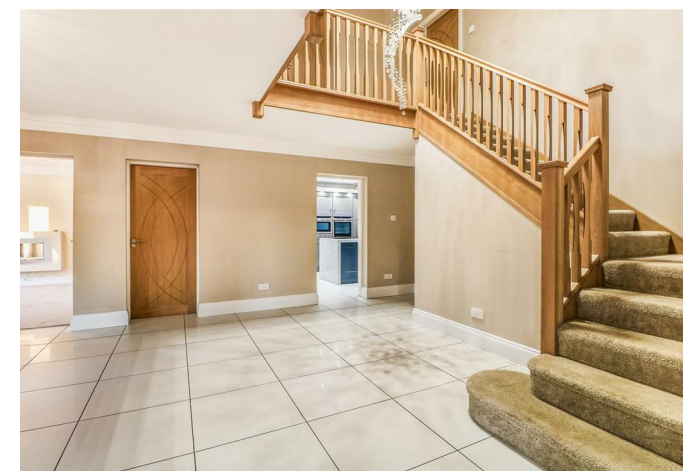
Boasting approximately an acre of gardens and then additional five acres (approx.) of paddocks, the plot houses garaging and car ports for weatherproof parking - complete with gardeners toilet and kitchen, storage, stable, tractor shed, fantastic cabin with toilet and kitchen facility - great for the summer barbeques and a gym space.

## DIRECTIONS FROM ASTON KNOWLES

From the agents office, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, at the roundabout continue straight onto Four Oaks Rd/A454, turn right onto Mill Ln, Mill Ln turns right and becomes Chester Rd/A452, at the roundabout take the 3rd exit onto Chester Rd N/A452, at Rising Sun Island take the 1st exit onto Watling St/A5, at The Turf take the 1st exit onto Lime Ln/B4154, turn right onto Gorsey Ln, continue onto Gorsey Ln, continue onto Jones Ln, turn left onto Walsall Rd/A34, turn right onto Holly Ln, at the roundabout take the 1st exit and stay on Holly Ln, slight left to stay on Holly Ln, continue onto Strawberry Ln, turn left onto New Landywood Ln and the property will be on your right.

## DISTANCES

Wolverhampton - 7.4 miles





Sutton Coldfield - 19.7 mile  
 Birmingham - 20.1 miles  
 Birmingham International/NEC - 28.4 miles  
 M6 - 13.0 miles  
 M6 Toll - 23.7 miles

(Distances approximate)  
 These particulars are intended only as a guide and must not be relied upon as statements of fact.

**TERMS**  
 Local Authority: South Staffordshire Council  
 Tax Band: F  
 Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

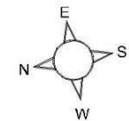
**SERVICES**  
 We understand that mains water, gas and electricity are connected.

**DISCLAIMER**  
 Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: December 2023  
 Particulars prepared: December 2023

**The New Farmhouse, New Landywood Lane, Wolverhampton**

Approximate Gross Internal Area  
 Main House = 3140 Sq Ft/292 Sq M  
 Garage = 960 Sq Ft/89 Sq M  
 Stables/Gym = 994 Sq Ft/92 Sq M  
 Annexe = 1298 Sq Ft/121 Sq M  
 Cabin = 408 Sq Ft/38 Sq M  
 Tractor Shed = 259 Sq Ft/24 Sq M  
 External area = 150 Sq Ft/14 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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