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Coopers Bank Farm

Coopers Bank Road, Dudley

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Coopers Bank Farm, Coppers bank Road, Dudley DY3 2PT

The Grade II Listed Coopers Bank Farm and outbuildings stand near an ancient medieval site located towards the top of Coopers Bank Road, just off Himley Road in grounds circa 0.90 of an acre in total.

The Farmhouse has been superbly and sympathetically restored over 20 Years by the current owner retaining period charm and character and provides impressive generous size accommodation over 3 Floors plus Cellar (in 2 parts). The entire layout offers flexibility, benefiting from gas central heating and briefly comprises: Reception Hall, Walk-in Cloaks, Cellar, Lounge, Study, Sitting Room, Utility Room with Guest Cloakroom off, Side Entrance Lobby, Breakfast Kitchen, 1st Floor Landing, 2 Bedrooms, Inner Landing and Shower Room, Further Bedroom and En-Suite Bathroom, 2nd Floor Landing, additional Bedroom together with Self-contained Apartment comprising: Lobby, Kitchen, Lounge, Bedroom, Walk-in Store and En-Suite Bathroom. The Farmhouse has lawned front and side garden and rear paved garden.

There are various outbuildings. Barn 1 is a single Storey L Shaped Barn (in 3 parts) approximately 1039 sq ft (96.56 sqm) internally, with windows and door. Barn 2 is a dilapidated Barn with no roof with additional part having Workshop 16'2" x 10'5" (4.94m x 3.18m) and external access with stairs to Kitchen (over) 16' x 10'1" (4.88m x 3.09m). There is a Stable Yard with L Shaped Stable Complex comprising of 7 Stables in total around 1105 sq ft (102.65 sqm) and the double height Barn 3 is approximately 1168 sq ft (108.51 sqm). In addition the Coach House (Garage) is approximately 451 sq ft (41.89 sqm).

There is a large Driveway area being mostly gravelled and there is a gated entrance to Coopers Bank Road.

The surrounding grazing land around the Farm is not owned. The current Vendors have an Annual Grazing Rights Agreement in place with Dudley Metropolitan Borough Council for use of the land for which fees are payable. This Agreement may not be transferable and any interested party should make their own enquiries to Dudley MBC.

We understand that there is a Covenant in place restricting the use of the Outbuildings. Currently, the Covenant states, **"To use the remainder of the Property for agricultural purposes only (which expression shall be deemed to include an equestrian centre, animal feed sales and boarding accommodation for pets)".** **Agents Note: "The Vendors have now entered into a binding agreement for the release of restrictive covenants when the sale of the property is completed, so the property will then take free of them" PLEASE ASK FOR FURTHER DETAILS. In addition, there is an Agreement to acquire a further 0.97 acres of land on the South East side, beyond Barn 1, 2 & 3.**

OVERALL, COOPERS BANK FARM REPRESENTS A UNIQUE OPPORTUNITY TO BUY ONE OF THE BOROUGH'S IMPORTANT AND HISTORIC BUILDINGS. VIEWING IS ESSENTIAL TO ADEQUATELY APPRECIATE THIS GREATLY IMPROVED, YET CHARMING PROPERTY, ITS GROUNDS AND OUTBUILDINGS.









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The Farmhouse on the Ground Floor has a Reception Hall with front door and overhead screen, tiled floor and stairs leading off to the 1st Floor and doors leading off.

The Cellar access is below the stairs and this has 2 distinct parts with lighting. The Hall has a Walk-in Cloaks with door to Store.

There is a Lounge to the front with oak floor, ceiling beam, sash window with shutters and marble mantel fireplace having hearth with cast inset and fire.

A Study is also at the front and this has a Cast fireplace with marble hearth and inset fire, sash window with shutters and oak floor.

The main Sitting Room in the middle has a side aspect and enjoys a focal point brick Ingle-nook fireplace having raised quarry tiled hearth with gas stove style fire and wide overhead beam and there is a tiled floor, side sash window with shutters to part, steps and door to Side Lobby.

There is also door access to Utility Room having been refitted with a range of cream shaker style base cupboards with worktop, sink and mixer tap, windows, tiled floor and ladder radiator. A Guest Cloakroom leads off with white Heritage suite including wc, basin, part tiling and tiled floor.

The Side Entrance Lobby has a tiled floor, door to front and opening to the Breakfast Kitchen which is a through room with window to front and rear and includes a cream/black Aga, Belfast sink with wood worktop, formed drainer and base cupboard below and drawers and integrated Neff dishwasher, wall cupboard with plate rack, corner display cupboard, tiled floor, recessed ceiling lights, shelved recess with gas central heating boiler behind and side stable door.

On the 1st Floor there is a good size Landing with sash window to front, oak floor to part, feature stairs to 2nd Floor, Store (below stairs) opening to Inner Landing and doors leading off. There are 2 Bedrooms. The bigger of the 2 has front and side sash window, wood mantel fireplace with hearth, cast inset and fire. The smaller Bedroom has a front facing aspect, oak floor and cast fireplace with hearth and inset fire.

The Inner Landing has an oak floor, 2 side sash windows and there is a refitted Shower Room having a white suite with large shower cubicle having waterfall shower over, wc, basin, part tiling and rear window.

The principle Bedroom of this floor is a double room with side window, oak floor and wooden mantel fireplace having hearth, cast inset and fire and there is a Refitted En-Suite Bathroom leading off. This has a white suite with roll top bath on feet, Sanitan basin and wc, radiator/towel rail and rear window.







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On the 2nd Floor there is a Landing giving access to a Bedroom with stained timber floor, side window, ceiling beam and recessed ceiling lights. There is also access to a self-contained Apartment.

The Apartment has a Lobby Entrance which opens to a Kitchen having a range of wall/base cupboards, contrasting worktops, and tiled splash backs, sink and mixer tap, integrated fridge and recessed ceiling lights. There is a Lounge with wooden mantel fireplace having hearth, cast inset and fire, stained timber floor, ceiling beam, side window and recessed ceiling lights. The Bedroom is a generous size double room having a wooden mantel fireplace with quarry tiled hearth, cast inset and fire, stained timber floor, side window, recessed ceiling lights and with Walk-in Store. There is a refitted En-Suite Bathroom having a white suite with roll top bath on feet, 2 Heritage vanity basins with cupboards and drawers below, wc, large shower cubicle, radiator with towel rail, 2 ceiling beams, rear window, recessed ceiling lights and Airing Cupboard.

Outside there is a walled front with gate, lawned front and side garden and rear paved garden.

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BARN 3

STABLES

COACH
HOUSE

BARN 2

WORKSHOP &
KITCHEN

BARN 1

FARMHOUSE



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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