

Andrew Grant
PRESTIGE & COUNTRY



Hampton Hill House

Wombourne, WV5 0JN

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Stourbridge Road, Wombourne, Wolverhampton, WV5 0JN

3 Bedrooms 2 Bathrooms 3 Reception Rooms 1 Acre

“A grand residence with historical significance”...

Scott Richardson Brown CEO

- Originally the stable blocks for the Earl of Dudley’s residence in the early 1800s, this remarkable family home boasts a grand heritage.
- The property showcases a wealth of traditional period features, exuding elegance and timeless charm throughout.
- An outstanding reception room features a striking brick fireplace with a multi-fuel burner, creating a warm and welcoming ambiance.
- Recently refurbished, the kitchen boasts modern amenities including integrated appliances, while retaining its classic charm.
- The master bedroom boasts exposed floorboards, potential balcony access, and a well-appointed en-suite shower room.
- Spanning one acre, the expansive landscaped gardens feature lawns, mature trees and multiple versatile outbuildings.
- A prominent feature of the property is its impressive entrance, highlighted by two separate electric gates ensuring both security and privacy, leading to ample parking facilities.

2,080 sq ft (193.2 sq m)





A magnificent family home with expansive outdoor space.

Originally the stable blocks for the Earl of Dudley's residence in the early 1800s, Hampton Hill House has undergone a remarkable transformation into a delightful family home, nestled within an oasis of meticulously landscaped gardens spanning one acre.

This property boasts a wealth of period features, offering a blend of elegance and timeless charm. Inside, the sitting room features a striking fireplace and dual aspect windows, while the dining room offers versatility and charm. Sliding doors lead to the garden room, perfect for enjoying the picturesque surroundings. The kitchen boasts modern amenities and easy access to the outdoors, with a cloakroom/utility room offering convenience.

Upstairs, the master bedroom features exposed floorboards, ample space for freestanding furniture, an ensuite shower room and has potential for access out to the existing balcony. Additional bedrooms offer character, well-served by the family bathroom.

Outside, two separate electric gates for security and privacy lead to ample parking. The expansive landscaped grounds spanning one acre offer tranquil spots for relaxation, with lawns, mature trees, and multiple outbuildings providing privacy and versatility.



This meticulously maintained property has undergone a series of significant upgrades in recent years, enhancing both its functionality and aesthetic appeal. The owners have invested in key improvements such as:

- A new waste water management system including installing new drains
- A new mains fuse board
- Installed mains power to garden buildings and lighting
- Installed new electric gates
- New double glazed windows throughout
- New boiler & thermostats on radiators that haven't been replaced
- Increased loft installation and boarded up the centre
- Modernised the bathrooms
- Put new flat roofs under both balconies
- Created balcony from bedroom two on top of the dining room





The driveway

To ensure security and privacy, the property is accessed through two separate electric gates, offering a grand entrance to the main house and a large parking area to the fore.





The entrance

The front door welcomes you into a spacious hallway, housing the staircase to the first floor with convenient under-stairs storage. Oak parquet flooring adds warmth and elegance to the space, extending gracefully in all directions.



The sitting room

To the right of the hallway lies a captivating sitting room, where the parquet flooring continues. This room features a striking brick fireplace with a multi-fuel burner, enhancing its charm. Wall light points contribute to the ambiance, while dual aspect windows flood the room with natural light, creating a welcoming atmosphere.





The garden room

Sliding doors from the sitting room offer effortless access to the garden room, providing a space to enjoy the picturesque views of the surrounding grounds.



The kitchen

The recently refurbished kitchen boasts contrasting wall, base and drawer units with soft-closing mechanisms, complemented by stylish work surfaces and tiling. There is a one and a half bowl ceramic sink unit with a hose attachment to the mixer tap and a separate filter tap.





All integrated appliances are Miele and include a fridge and a freezer, dishwasher and double oven, along with a convenient corner carousel unit. Additional highlights comprise under-cupboard lighting, oak flooring and a window overlooking the rear garden. Access to the outdoors is facilitated through a partially glazed door with built-in blinds for privacy.

The utility room

Adjacent to the kitchen, there is a convenient ground floor utility room / cloakroom, offering ample space for domestic appliances. Further features include a low-level WC, washbasin with a mixer tap and complementary tiling.





The dining room

The dining room, a versatile space, could also serve as a cosy snug. This room features a charming brick fireplace with a wooden mantle, housing a gas fire which adds warmth and character to the room. Oak parquet flooring contributes to this room's timeless appeal, while dual aspect windows allow for an abundance of natural light.



The first floor

The landing boasts exposed wooden floorboards, ample storage space and two windows offering charming views over the garden.



The master bedroom

This wonderful master suite features delightful exposed floorboards and dual aspect windows, one of which has planning permission to be converted into a door to provide access to the existing balcony. Additionally, the en-suite consists of a low-level WC, washbasin and

a shower cubicle complete with a waterfall showerhead and an additional handheld shower attachment. Complemented by tasteful tiling, this en-suite also includes a shaver point and heated towel rail, ensuring both functionality and comfort.



Bedroom two

A second spacious bedroom includes exposed floorboards and a built-in wardrobe for convenience. Steps lead to double French doors which open onto a balcony with a privacy wall, offering an ideal spot to unwind and take in the glorious surroundings.



Bedroom three

The third bedroom, also generously sized, features exposed floorboards, a built-in wardrobe with ample storage and two windows, flooding the room with natural light.



The bathroom

Completing this level is a well-equipped family bathroom featuring a matching suite, including a low-level WC, pedestal washbasin, and a bathtub with shower over. Furthermore, the bathroom offers

useful amenities such as a shaver point for convenience, an obscure window to ensure privacy and access to the loft for additional storage space.



Gardens and grounds

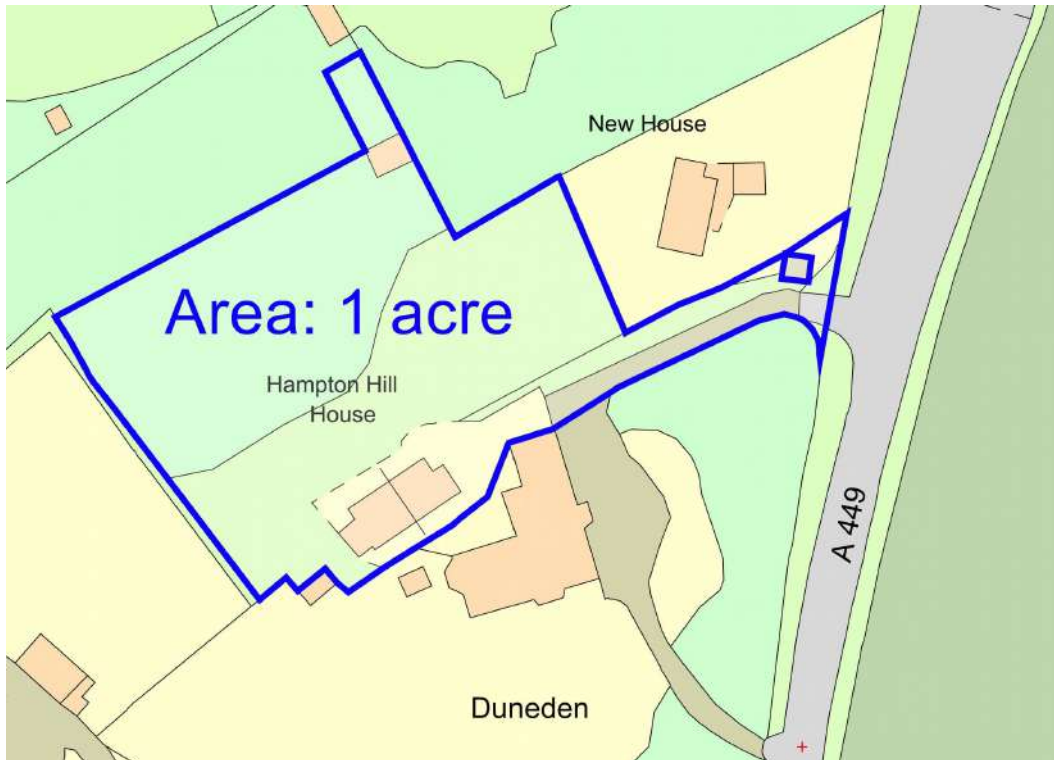
An exceptional feature of this property is its expansive landscaped grounds, spanning across one acre and offering a variety of sections. Ideal for gardening enthusiasts, the grounds provide numerous serene spots to relax and unwind with family and friends.



With extensive lawns providing ample space for children to play and explore, alongside an assortment of mature trees and vibrant flora, the gardens cultivate a tranquil atmosphere. The grounds are fully enclosed and secured by panel fencing, ensuring both privacy and safety.



Furthermore, the property boasts various outbuildings, including a greenhouse, two summer houses and various smaller sheds, all equipped with lighting and power. These versatile outbuildings could serve as perfect home offices or gyms, offering peaceful retreats within this picturesque orchard and garden setting.



Location

Wombourne, nestled in the heart of the West Midlands, exudes charm with its picturesque surroundings and rich historical architecture. The village blends modern amenities with traditional appeal, boasting an array of shops and restaurants set against a backdrop of serene countryside.

From the tranquil beauty of Himley Hall and Park to the expansive landscapes of Baggeridge Country Park and Penn Common, outdoor enthusiasts can indulge in activities like walking, horse riding and cycling. Furthermore, Wombourne's strategic location ensures easy access to nearby towns and cities such as Kingswinford and Wolverhampton, offering diverse shopping and entertainment experiences.

Agent's Notes

Planning permission has previously been granted for expanding the existing property to include a double garage and a bedroom with an ensuite. This permission could be reinstated upon reapplication.

A window in the master bedroom has also been granted planning permission to be converted into a door to provide access to the balcony.



Services

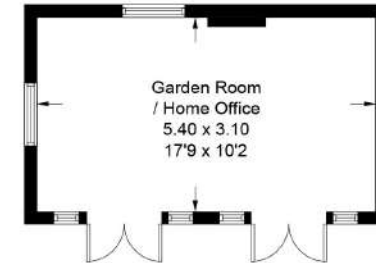
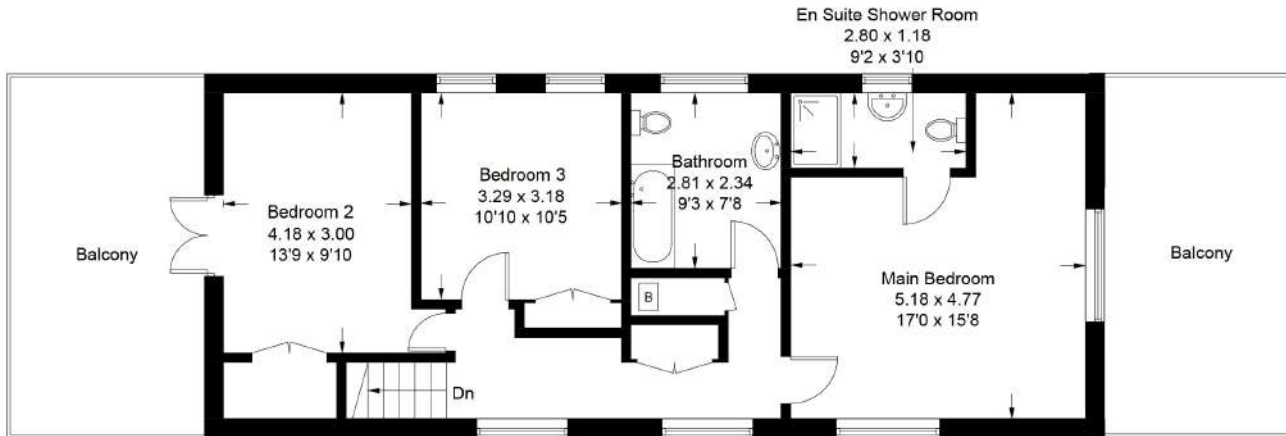
Mains electricity and water.
 New wastewater management system.
 New boiler with nest control installed.
 It also features a security alarm system.
 Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band F**

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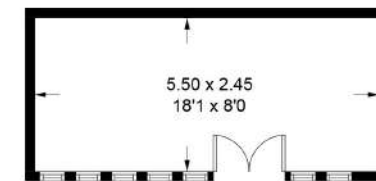
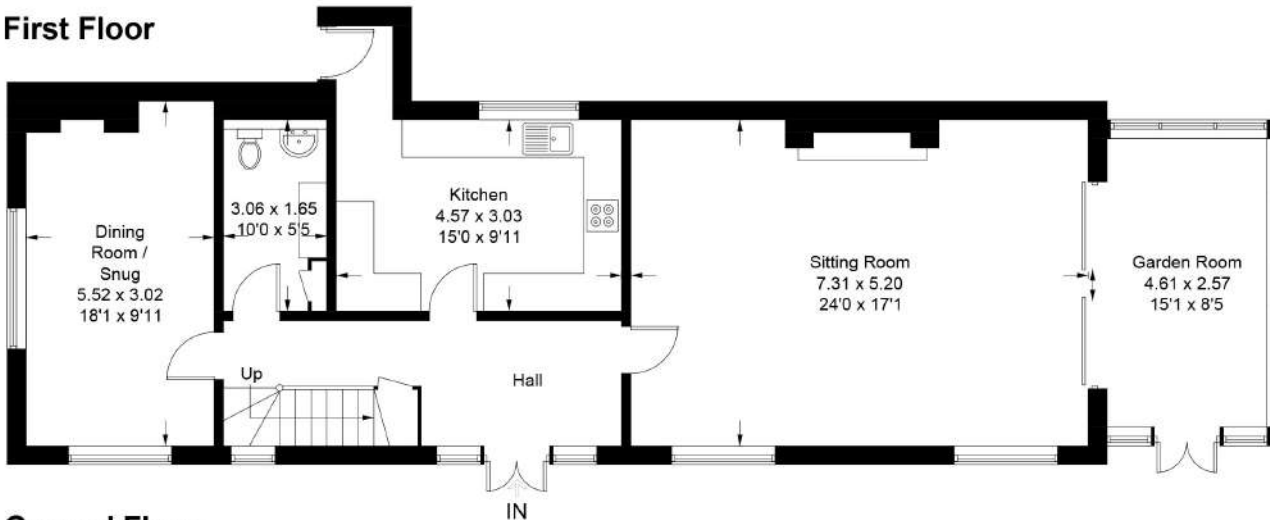
Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
 Outbuilding = 30.2 sq m / 325 sq ft
 Total = 206.7 sq m / 2225 sq ft



Outbuilding

(Not Shown In Actual Location / Orientation)

First Floor

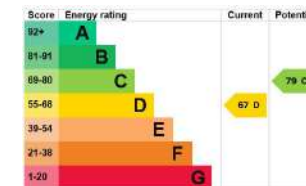


Outbuilding

(Not Shown In Actual Location / Orientation)

Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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