

Andrew Grant
PRESTIGE & COUNTRY



Grumble Ground

Wolverley DY11 5RU



Grumble Ground

Drakelow Lane, Wolverley DY11 5RU

4 Bedrooms 4 Bathrooms 4 Receptions 1 Acre

“Originally a chapel, this remarkable country home blends historic charm with contemporary style...”

Scott Richardson Brown CEO

- Originally a period Chapel, this property has been beautifully converted and extended into a contemporary country home retaining many of the original period features.
- Extending to approximately one acre, meticulously landscaped grounds transition from formal gardens adjacent to the house to wildlife-friendly areas that extend to the boundary.
- A large terrace with al-fresco dining area, outdoor bar and covered BBQ is a wonderful spot for summer entertaining, and enjoys uninterrupted views of the surrounding countryside.
- The charming village of Wolverley is just a short stroll down the lane and has two excellent country pubs, a restaurant, and a tearoom.
- The property enjoys both the peace and tranquillity of this rural location and the convenience of its close proximity to the nearby towns of Kidderminster and Stourbridge.



2,784 sq ft (258.6 sq m)



The kitchen

At the heart of this home is this high-quality open-plan kitchen dining living area which features a huge island breakfast bar and French doors that open out on to a large terrace.

Centred around a spacious island with Corian counter top, this large, bright and airy space is perfectly suited to both family living and informal entertaining.





French doors open out on to the terrace from the seating area, connecting with inside space with the outside to create a fantastic summer entertaining space.

The room enjoys an abundance of natural light and picturesque views of the gardens and woodland beyond. Down lighters and quality 'Karndean' flooring extends throughout and into the adjoining ground floor rooms.





The dining room

The kitchen flows seamlessly, via a square opening, into the adjoining dining room which features full height windows and bi-fold doors which flood the room with natural light whilst providing fantastic views of the gardens and neighbouring woodland. A multi-fuel stove ensures the room is equally as cosy and usable in the cooler winter months.







The hallway

The spacious and inviting reception hall features original wooden parquet flooring and open tread wooden staircase that provides the access to the first floor.

Doors lead from the hallway to the extensive ground floor living spaces.





The family room

To the front of the property, a spacious 'family' room has been created by the current owners by thoughtfully converting the double garage in to this multi-functional room.

Currently utilised as a gym and games room, this space, enjoys stunning views overlooking the fields towards the nearby village of Wolverley, features parquet 'effect' flooring and could easily be reconfigured into an additional reception room.





The office

Neatly tucked away in a secluded corner of the ground floor, this generously sized office features fitted wardrobes that would make conversion into an additional bedroom a relatively simple task.



The ground floor shower room

Completing the ground floor accommodation is a tastefully re-fitted shower room and a separate WC. The shower room features a tiled shower cubicle, a chrome towel radiator and pedestal wash basin.





The landing

The large, bright and airy galleried landing seamlessly flows in to the spectacular first floor living room and provides access to the three bedrooms and family bathroom.





The first floor living room

The breathtaking first floor living room features vaulted ceilings with exposed timbers and full-height windows that frame picturesque views of the gardens and surrounding countryside.





At the centre of this spectacular dual aspect room, stands a wood-burning stove set upon an elegant slate hearth that adds a cosy warmth to this beautifully bright room.





Master bedroom

The master bedroom is a generously sized double room with thoughtfully designed fitted wardrobes that add practicality without compromising the rooms proportions and a large window that overlooks the gardens ensures the room is filled with natural light.





Master en suite

The modern, fully tiled master en suite shower room features a convenient walk-in shower, washbasin, WC and a large exposed wooden beam that has been thoughtfully integrated into the design of this well appointed en suite.





Bedroom two

Bedroom two is a wonderfully bright and airy room, illuminated by the abundant natural light that pours through the expansive multi-aspect windows, whilst providing panoramic views of the gardens and surrounding countryside.





Bedroom three

Bedroom three offers another spacious and luminous ambiance, brightened with natural light streaming through two expansive windows that also provide excellent views of the gardens and surrounding countryside.

The room features exposed beams and two vertical radiators which contribute to both the aesthetic appeal and functionality of the space.







Family bathroom

The luxurious triple aspect family bathroom is beautifully styled featuring a classic roll top bath, high vaulted ceilings and wooden panelling to the walls.





Shower room

A beautifully appointed, bright and airy shower room featuring a large walk in shower, WC and sink unit, completes the first floor accommodation.



The terrace

The delightful and secluded raised terrace is laid to paving and gravel, enjoying lovely views of the gardens and grounds, it is a great space to sit and relax on sunny afternoons.







Al fresco dining area

The terrace joins up with an al fresco dining area complete with an outside bar and covered BBQ area. Connecting seamlessly through French doors to the kitchen, this is a fantastic space for ideal for entertaining on warm summer evenings.

There is also a large single garage with electricity and double wooden doors accessed via a gravel drive adjacent to the terrace.





Gardens and grounds

This distinguished home is complemented by equally impressive grounds, meticulously designed and maintained to enhance the overall aesthetic appeal of the property. The gardens extend to approximately one acre and have been thoughtfully landscape, transitioning from formal gardens adjacent to the house, to more natural, wildlife friendly areas that blend harmoniously with the wooded backdrop.





Lower gardens

Beyond the terrace, large sweeping lawns gently drop away to the second tier of garden which is home to a raised herb garden and many mature trees that including fig and cooking apple.





The woodland

The lower level of gardens are very natural and include a wooded glade that is home to mature poplar and conifer trees and awash with wild garlic in the spring.

In addition to the aforementioned garage there are two sheds and a useful wood store.





Location

Situated on the delightful Drakelow Lane that winds its way from Wolverley village to Kinver edge and beyond. Set against a backdrop of gentle rolling hills and unspoilt countryside, this tranquil setting offers a rural tranquillity without compromising on accessibility.

The charming village centre of Wolverley is just a short stroll down the lane and has much to offer, including two excellent country pubs, a restaurant, a tearoom and pitch and putt golf. The Staffordshire/Worcestershire canal also skirts the village and is great for waterside rambles that lead on to Kidderminster and Kinver via Cookley.

Drakelow Lane is the perfect place for those who love nature and the great outdoors. With easy access to the stunning nature reserves of Wolverley Kingsford Country Park and Kinver Edge the area is great for dog walking and taking in the far-reaching views from the top of this awe-inspiring ridge.

The towns of Kidderminster and Stourbridge are conveniently nearby and benefit from excellent amenities that include high street stores and interesting independent restaurants and cafés.

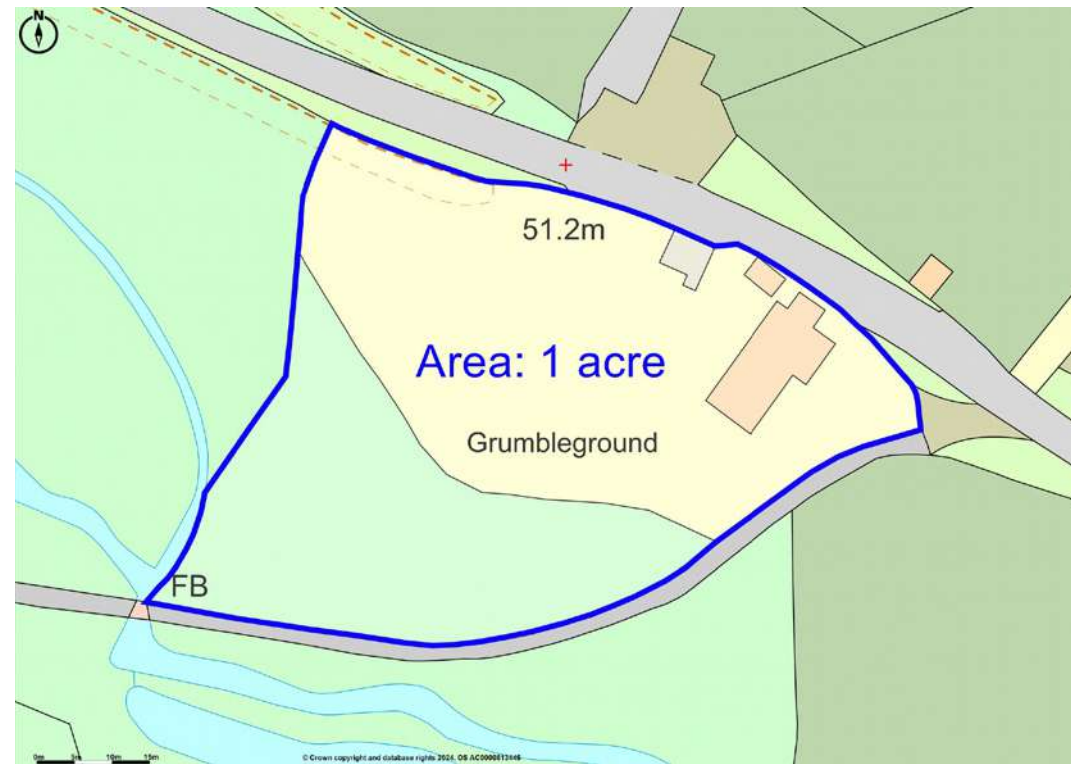
Excellent road and rail links to both Birmingham and Worcester where there is access to mainline railway stations, the motorway network and some of the best schools in the region.

Services

Mains electricity and water, oil central heating and private drainage.
Broadband is available at this property.

Council Tax

Band G

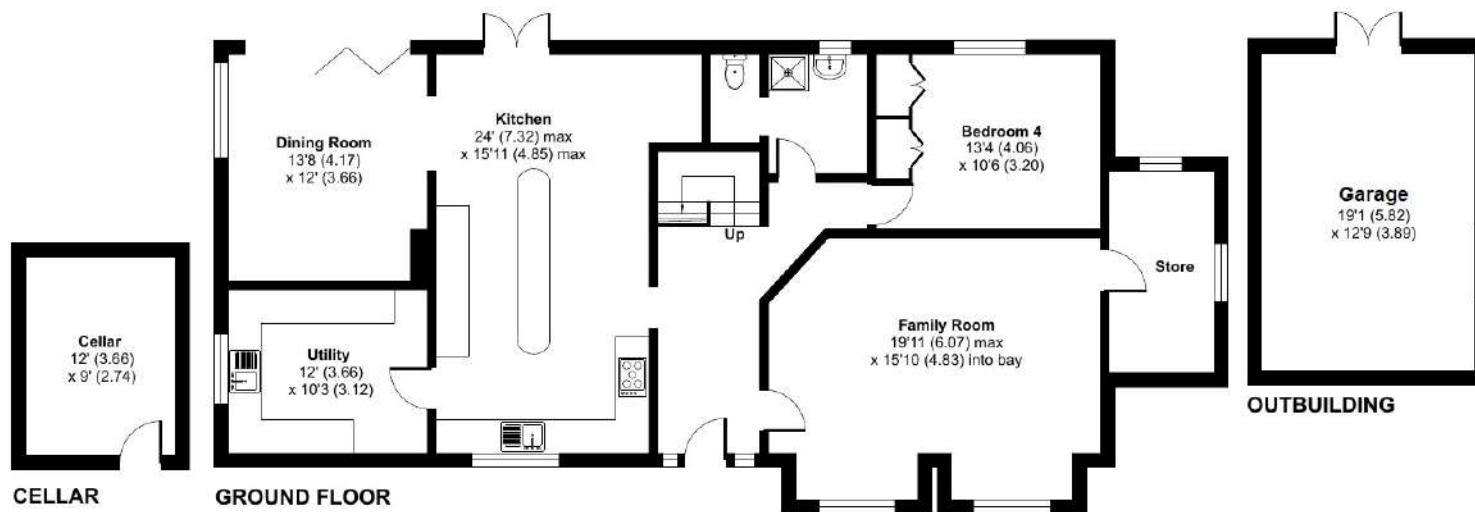
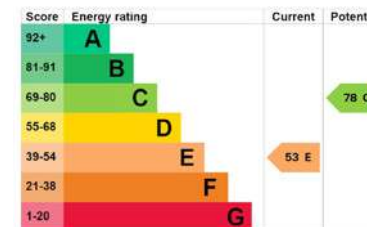
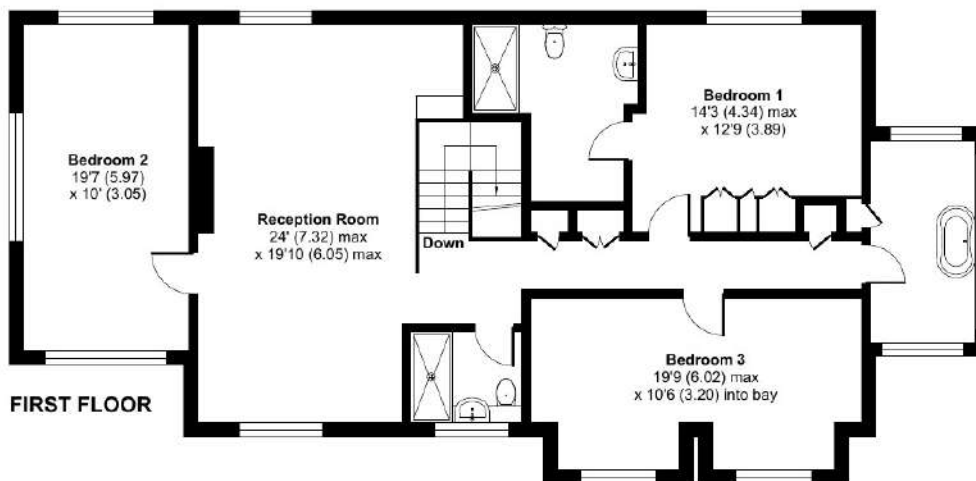


Grumble Ground, Drakelow Lane, Wolverley Kidderminster DY11

Approximate Gross Internal Area = 2,784 sq ft / 258.6 sq m

Outbuilding = 246 sq ft / 22.8 sq m

TOTAL = 3,030sq ft / 281.4 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant REF: 1122306



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.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com