



Andrew Grant
PRESTIGE & COUNTRY

The Coach House

Wolverley, DY10 3RP

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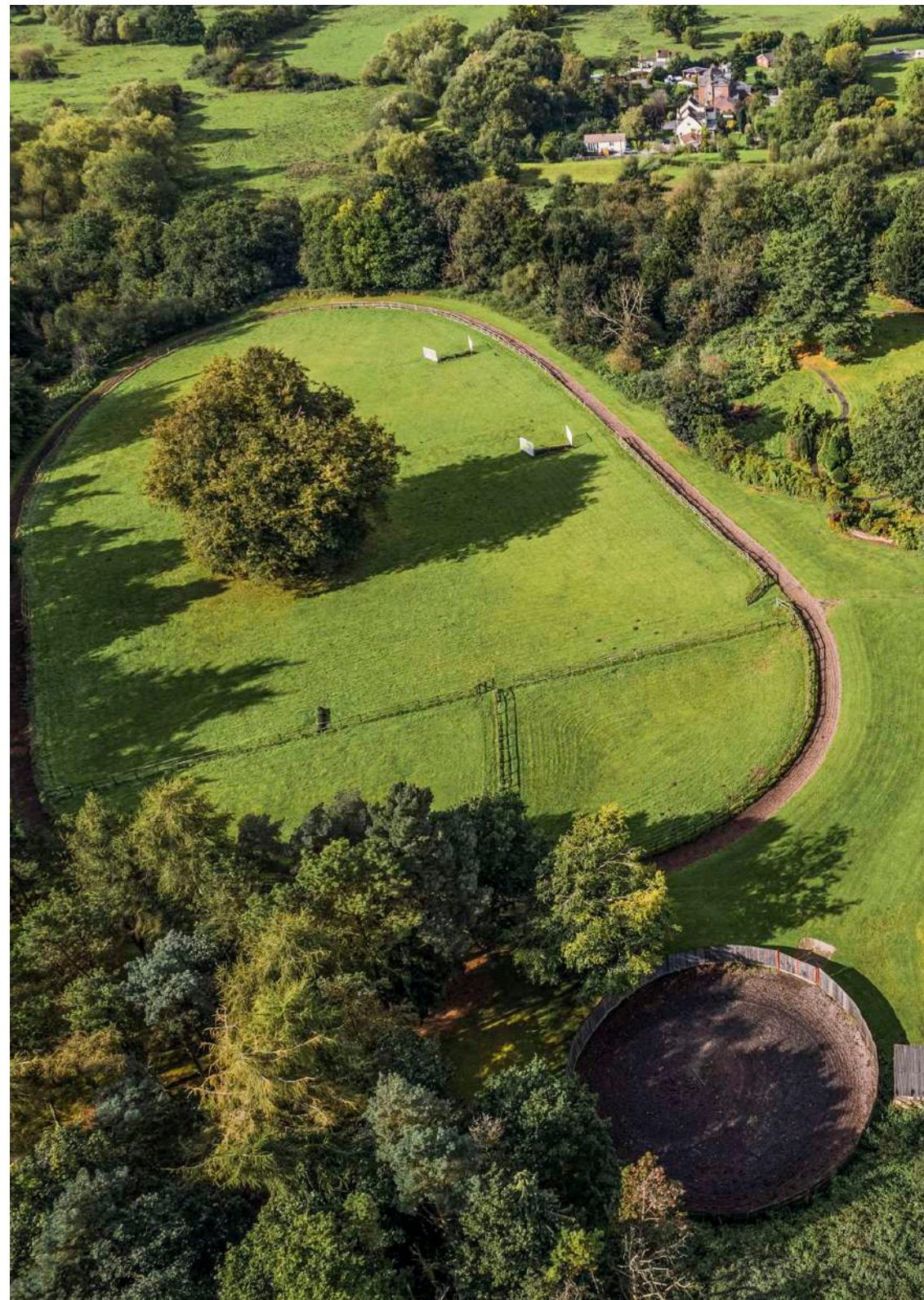
3 Bedrooms 2 Bathrooms 2 Reception rooms

“An extraordinary haven for equine enthusiasts”...

Scott Richardson Brown CEO

- A charming coach house with **7.2** acres of land providing a unique opportunity for equine enthusiasts, complemented by extensive equestrian facilities that include six stables and a tack room.
- This comprehensive equestrian set up has a rich history of training racehorses and includes a 2-furlong gallop, wood chip turnout pen and secure paddocks.
- The converted coach house offers spacious and charming interiors with three double bedrooms, the master with a spacious en suite.
- The kitchen is a main focal point, accessed through a wooden stable-style door and featuring wooden farmhouse-style units, extensive worktop space and a wealth of integrated appliances.
- There are stunning formal gardens with a large patio for alfresco dining. Thoughtfully landscaped lawned gardens with stone features and pathways provide a picturesque setting, offering captivating views across the expansive grounds and beyond.

1,873 sq ft (174 sq m)





An exceptional converted coach house that exudes both charm and character, complemented by outstanding equestrian facilities.

This extraordinary residence is tailor-made for those with a passionate interest in equestrian pursuits. The current owners, with over 27 years of professional racing experience, have dedicated this property to the training of racehorses. The expansive facilities present a rare and exciting opportunity and include **7.2** acres of land featuring paddocks for turning out, a 2-furlong gallop, a turnout pen, six stables and a tack room.

The Coach House offers a spacious and practical layout of accommodation that includes a generously sized living room, a dining room and kitchen breakfast room. There is also planning to convert the greenhouse into an additional reception room. Upstairs there are double bedrooms, one of which boasts its own en-suite bathroom.

Outside, the large driveway is complimented by the practicality of a double garage and workshop. The formal gardens provide captivating views over the grounds of the property and countryside beyond.

This unique property successfully blends the character of a converted coach house with top-tier equestrian facilities.





The approach and garage

This distinctive property, with feature arched windows and a magnificent oak-framed porch, leaves a lasting impression.

Adjacent to the main residence, a detached brick double garage and a timber workshop are complimented by ample parking for multiple vehicles.





The kitchen

The spacious kitchen features wooden farmhouse-style wall and base units with extensive worktop space, complemented by a sink with drainer and mixer tap. Integrated additions include an eye-level oven, hob, extractor fan and a fridge freezer.

The kitchen is further enhanced by under cupboard lighting, a wine-rack and stylish tiling to the splash backs and flooring.

This inviting kitchen provides a sociable space with room for a dining table and an internal window that offers a glimpse into the hallway.



The hallway

The large hallway, accessed through a stained glass, part-glazed door and features, wooden flooring and a balustrade staircase that leads up to the galleried landing. The living room, sitting room, kitchen, cloakroom and master bedroom are all accessed from this hallway.





The living room

The spacious, light-filled living room features quality wooden flooring, large dual-aspect windows with garden views, and glazed double doors leading to the patio. Plans are in place to connect this room to a new reception area-set to replace the existing greenhouse-via a corridor, enhancing the home's flow and versatility.



The sitting room

The sitting room emanates character and charm, with intricate coving, ceiling roses and a focal point in the form of an ornate fireplace with a tiled hearth and wooden surround. Dual-aspect windows, including a delightful arched window, flood the room with natural light.



The master bedroom suite

The impressively spacious master bedroom features extensive fitted bedroom furniture and wardrobes and benefits from lovely views through the dual-aspect windows.

The en-suite bathroom is equipped with a WC, washbasin, bathtub with a telephone-style shower attachment to the tap and a separate shower cubicle.





The first floor

The galleried landing leads to the bedrooms and family bathroom.

Delightful half-moon windows to the front and a Velux window in the ceiling floods this delightful space with natural light.



Bedrooms two and three

Bedroom two is a bright and airy room with a half-moon window and a Velux window to the front and an additional Velux window to the rear.

Bedroom three is versatile and large enough to be configured as both a small double room or a spacious single.



The family bathroom

The well-appointed family bathroom bathtub features a large bathtub with a shower attachment to the tap and a walk-in shower cubicle.

Tiled walls, a chrome towel radiator and a Velux window contribute to the functional and stylish design.



Equestrian facilities

The **7.2** acres of land that accompanies The Coach House is truly extraordinary and include a 2-furlong gallop, secure paddocks for grazing and mature woodland.





The property has a rich history of over 27 years of training racehorses. Adding to its allure are extensive equestrian outbuildings, including six stables and a tack room.

The wood chip turnout pen provides perfect year-round ground conditions for horse exercise.

Delightful woodland borders the gallops, elevating the experience of exercising the horses, whilst adding natural beauty to the grounds for those who cherish nature.



Gardens and grounds

This delightful residence boasts stunning formal gardens, complete with a large patio ideal for alfresco dining and entertaining. A lawned garden to the side enhances the charm and featuring a captivating stone water feature.



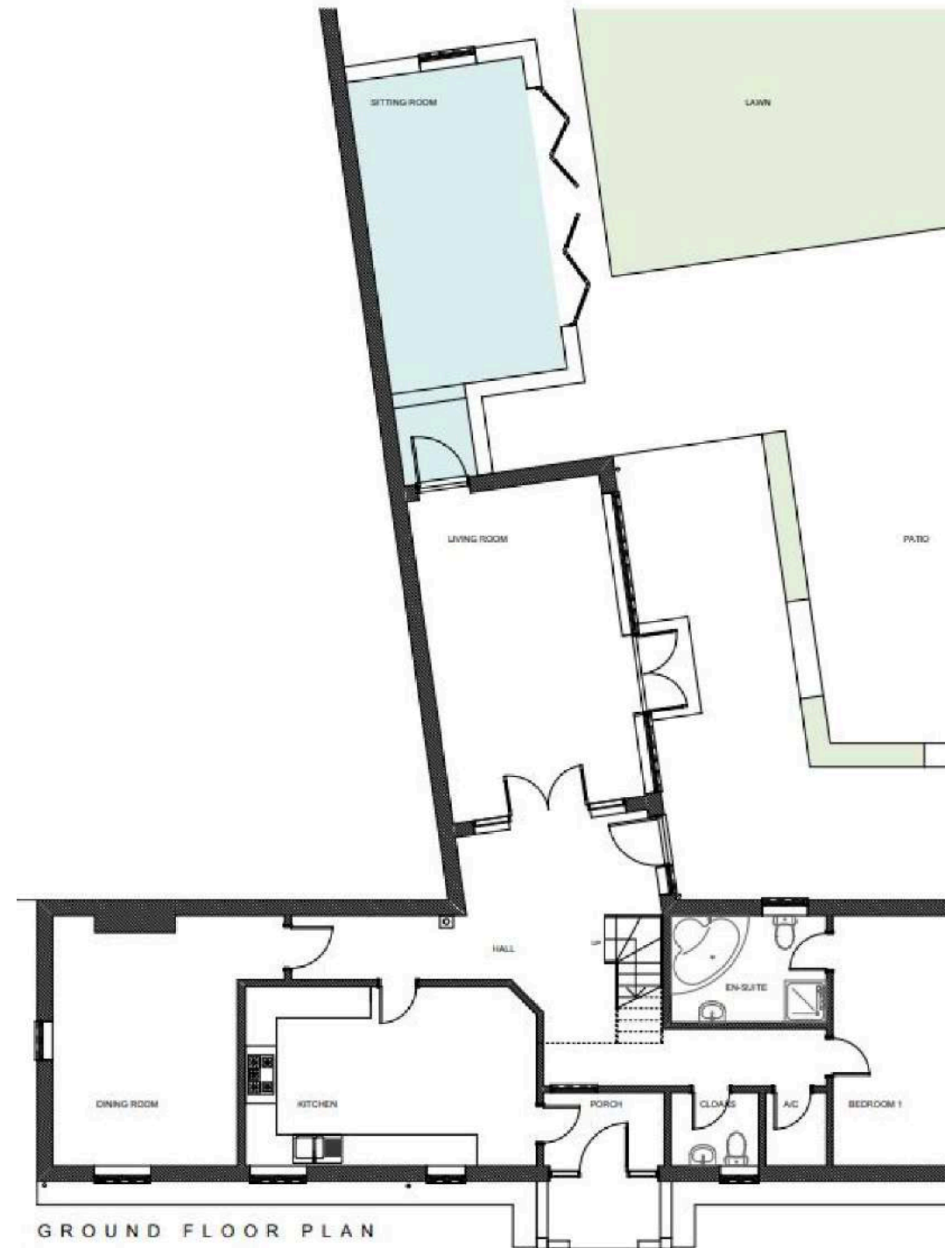
Beyond the patio, a meticulously manicured, larger lawned and walled garden awaits, thoughtfully landscaped with pathways leading to a central raised stone circle. From these formal gardens, one can relish breathtaking views across the expansive grounds beyond. An additional highlight is the sizable lean-to conservatory gracing the garden.



Planning

Planning permission (Ref: 24/0671/HOU) has been granted for the addition of a corridor connecting the living room to the existing greenhouse structure. The approved plans include the conversion of the greenhouse into a fully enclosed reception room, allowing for a seamless extension of the ground floor layout.

This proposed addition offers excellent potential to enhance the versatility of the home. The new reception space could be tailored to a variety of uses, such as a home office, reading room, garden lounge or playroom-creating a flexible area that suits a modern lifestyle while adding both functionality and value to the property.



Location

Nestled in the picturesque village of Wolverley, this property boasts an enviable location. The setting is nothing short of idyllic, with a tranquil and relaxed atmosphere surrounded by beautiful countryside. The thriving village centre adds to the appeal, featuring an array of charming pubs. Just on the outskirts, a mini pro golf course offers leisurely activities and the renowned Lock Inn, situated on the banks of the Worcestershire/Staffordshire canal, provides a perfect spot for walks along heritage waterways leading to Kinver and Kidderminster.

For nature enthusiasts, the delightful Bodenham Arboretum is a short drive away, offering views of the magnificent Kinver Edge and Wolverley Country Park. These natural wonders are on the doorstep, showcasing the splendid landscape accessible directly from the village. Wolverley's proximity to Bewdley, the Wyre Forest and the Severn Valley railway further enriches the range of experiences available.

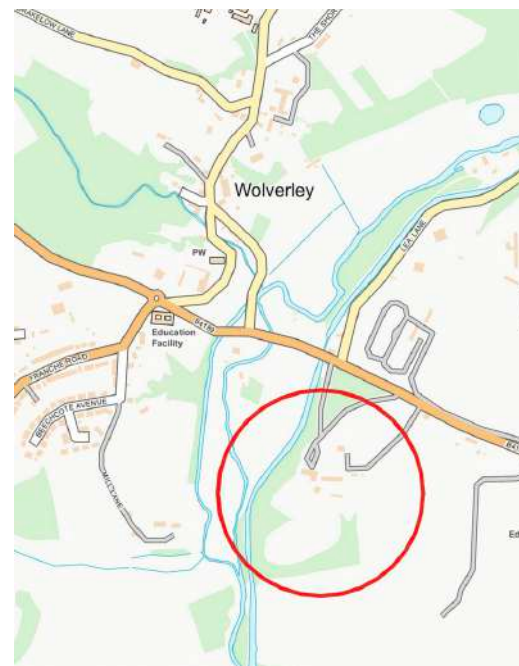
Moreover, convenient commuter networks connect Wolverley to Birmingham, Hagley, Bridgnorth and Worcester. This village truly encapsulates a harmonious blend of natural beauty, leisurely pursuits and easy accessibility to neighbouring attractions.

Services

The property benefits from mains gas, water and electricity.

Council Tax

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



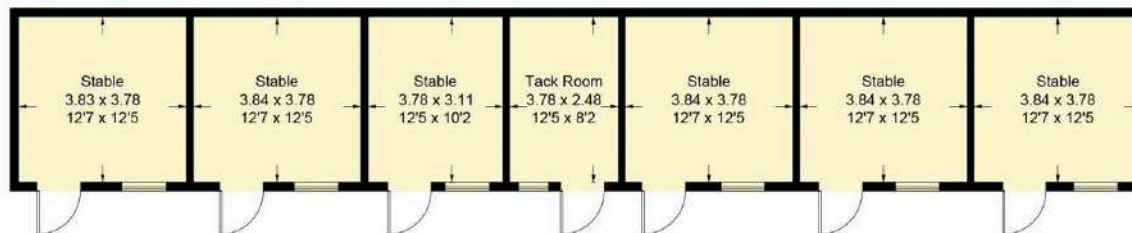
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Approximate Gross Internal Area = 174 sq m / 1873 sq ft

Outbuildings = 173.2 sq m / 1864 sq ft

Total = 347.2 sq m / 3767 sq ft

(Including Double Garage / Garage)



(Not Shown In Actual Location / Orientation)

Outbuildings

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor



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
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T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com