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**Gothersley Lock Cottage**  
Ashwood Lower Lane, Prestwood



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## Gothersley Lock cottage, Ashwood Lower Lane, Prestwood, Stourbridge, DY7 5AR

Gothersley Lock cottage is an absolute gem comprising a substantial detached house approached by way of a long-gated driveway and offering the upmost privacy. Providing 5 bedrooms 2 with ensuite, 3 reception rooms, dining kitchen and outbuildings comprising garage block with 4 garages and 2-bedroom apartment above plus stable block. Set within its own walled gardens with courtyard parking together with fields, paddock and woodland totalling approximately 31.4 acres (12.7ha)

The property was originally a former lock cottage on the Staffordshire and Worcestershire canal. It has been substantially extended and over the years to form the current house. Internally there are some original parts with timber frame work still visible internally. The property offers lots of opportunities for not only family living but scope for multi-generational living and ample opportunity to work from home.

Located within south Staffordshire countryside close to the canal and surrounded by fields and lovely countryside walks yet offering fabulous convenience for commuting to the West Midlands conurbation. It is close to Kingswinford and Stourbridge with a wide range of amenities such as schools and train stations.

Approached from Ashwood lane by way of an extremely long gated driveway which is tree lined, there aren't many driveways where you can drive at 30mph for much of it. Each side of the driveway are fields which are currently cultivated and there are paddocks and woodland. At the end of the driveway is a courtyard area in front of the house which stands straight ahead and is flanked by the garage block with apartment and separate stable block. The property has high levels of security.

A large recessed porch leads to a central reception hall with guest cloakroom having wc and wash basin. There is a further cloak room for coats plus a boot and shoot room. The impressive Drawing Room has a large inglenook open fireplace as its focus and French doors lead to the garden.

The dining room is a good size with exposed timbers, cast iron fireplace, under stairs cupboard and large curved bay with window seats.

There is then a snug which is particularly cosy and gives access to the dining kitchen. The kitchen was refitted in recent years and the centre piece is an aga together with integrated oven and combination microwave, hob, dishwasher and washing machine. Units are white gloss, there's a double Belfast sink and boiling water tap. The granite work surfaces compliment the kitchen together with a drink's fridge. A stable door leads to the outside.















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At first floor level there is split level landing and the master bedroom is particularly large being directly above the drawing room with its own ensuite with shower, wc and vanity wash basin together with airing cupboard.

Bedroom 3 is a double room with exposed beams, wardrobe and ensuite with P-shaped bath with shower over, wc and vanity wash basin.

Bedroom 2, again a double room, with wardrobes to both the walls which gives the feeling of a dressing room and does adjoin the master bedroom. Bedroom 4 features a part vaulted ceiling and original beams.

There is also a fifth bedroom.

The house bathroom has a jacuzzi style bath with shower over, wc and vanity wash basin together with built in wardrobe and a further store room.

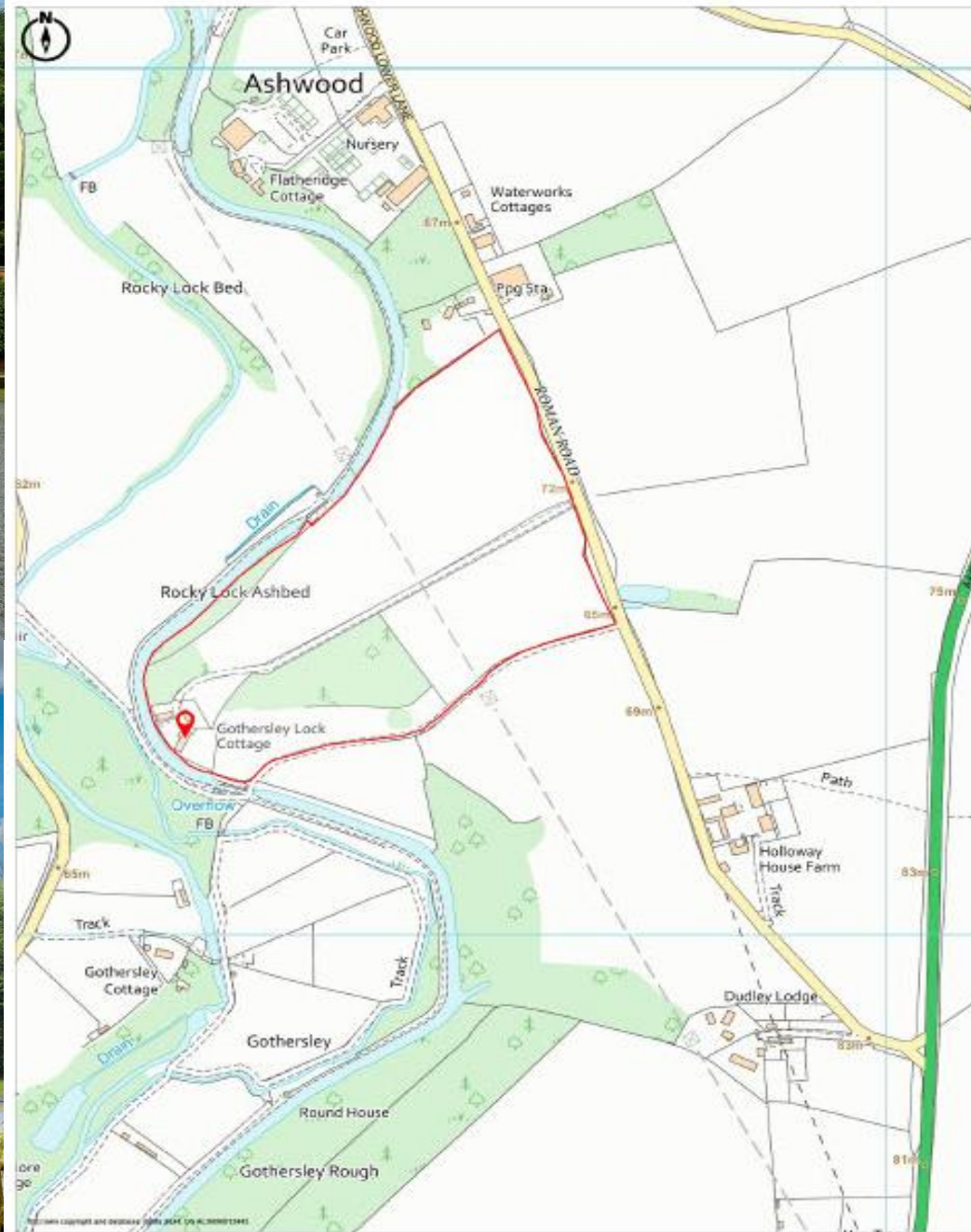
The outbuildings are built to compliment the house in terms of brickwork and detailing and they really add to the impressive nature and style of the house. The garage block has 4 large single garages and there are external staircases which lead to the first-floor apartment and this in itself features an L shaped lounge/ dining kitchen with fitted units, sink and log burner. (There is no other form of fixed heating.)







Gothersley Lock Cottage







Bedroom 1 is a through room with door and external steps to outside and bedroom 2 is also a double room and there is a dressing room/ lobby together with bathroom. Outside is a wc and store plus a woodshed made from logs.

There is a lovely walled garden with south easterly aspect and forms an extension of the living accommodation when entertaining, Lovely patio areas with different places to sit together with extensive lawns and summerhouse which is brick built with power, water and wine store.

The impressive stable block has 5 stables with covered canopy to the front. An external staircase leads to a hayloft above, useful for storage.

The overall setting of the property with access to the canal and lovely walks as well as the fact it is protected standing in its own substantial grounds make this particularly unique.

The property benefits from hard wood double glazing. Heating is oil fired and there is a separate tank room with boilers. Electricity is provided, drainage is to septic tank as would be expected at this location. The apartment has a log burner.

Tenure- freehold

EPC- F

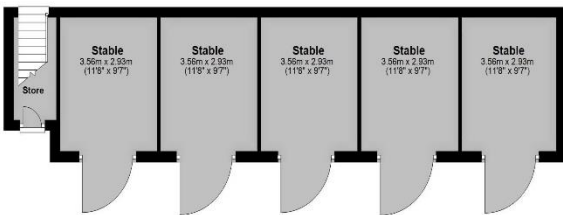
Council tax band- G





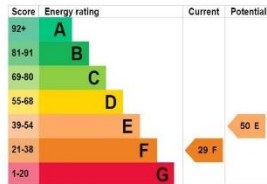


Stables with Storage loft above 106 sq meters

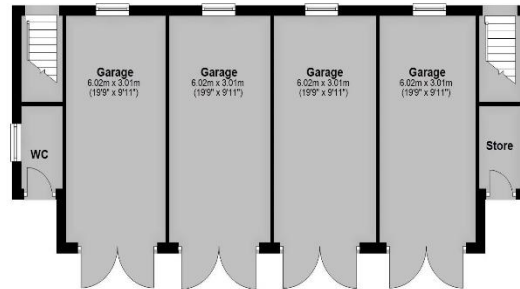
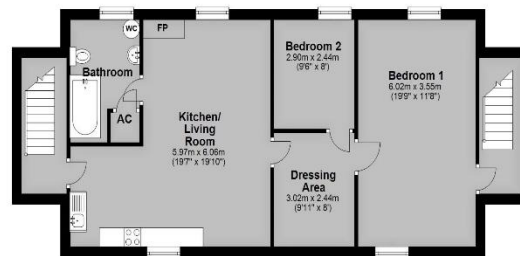


Area of Stables excluding store and stairs = 53.15 mtrs

Area of loft excluding stairs and store = 53.15 mtrs



Apartment with Garages beneath = 144.96 sq meters



Apartment EPC

Garages Area = 72.48 mtrs (Excludes both stairs WC and Store)

Apartment Area = 72.48 mtrs (excludes both stairs)





# FLOOR PLANS

**Ground Floor**  
Approx. 152.8 sq. metres (1645.0 sq. feet)



**First Floor**  
Approx. 145.1 sq. metres (1561.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	31 F	
1-20	G		

Total area: approx. 297.9 sq. metres (3206.7 sq. feet)





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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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