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Holly House
Racecourse Lane

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Holly House, Racecourse Lane, Pedmore, Stourbridge DY8 2RF

A superb and substantial 4 bedroom detached home with additional 1 bedroom annexe set within a plot of just under one acre with potential for development. Holly House was a replacement property built in 1979 and replaced a former dwelling known as Dene Bank.

The current home provides fabulous family living with some scope for updating, personalisation and potential extension or redevelopment subject to planning consent and any covenants on the land. Located on the edge of greenbelt countryside and positioned between Quarry Park Road and Ounty John Lane in this prestigious high quality residential location close to Stourbridge Golf Club and on the Southern fringe of Pedmore close to Hagley and the amenities that offers, together with train stations at both Hagley and Stourbridge junction for the commuter. There is easy access to the West Midlands conurbation and motorway access at junctions 3 and 4 of the M5 motorway.

The house stands well within the plot with impressive driveway approach and plenty of turning and parking space as well as garden to the side and extensive gardens to the rear. The house was extended in recent years to provide an annexe above the garage and a rear extension.

The front door is approached by way of a canopy porch, leading to a central reception hall with staircase and galleried landing feature, guest cloakroom with wc and wash basin. The through lounge is accessed from the hall via impressive double doors. A large inglenook fireplace with gas coals fire is the focal point and a double glazed patio window opens to a covered sun loggia overlooking the garden.

There is a snug approached by double doors with a side door linking to the sun loggia. For more formal dining there is a separate dining room with bay window projection, decorative fireplace and oak panelling to part.

The kitchen is L-shaped with breakfast area and is fitted with a good range of fitted units, with granite work surfaces and island, integrated appliances including oven, hob and fridge together with decorative fireplace and French doors opening to the garden.

An inner hall connects to the guest cloakroom and a utility with fitted units, space for appliances and granite work surface plus sink. The inner hallway gives internal access to the oversized double garage and also access to the annexe at first floor level.

The annexe is particularly attractive with open plan living space having French doors and Juliette balcony which benefits from the morning sun, this is split level and gives access to a hobby room and door to roof space plus a lovely annexe bedroom 5 with part vaulted ceiling, mirrored wardrobes giving access to an en-suite shower room with shower, wash basin and wc. The annexe is ideal for guests, a dependant relative, a teenager or use as home office.

To the main house is a galleried landing at first floor level with dormer window to the front, and very large airing cupboard such that it doubles as an ironing room.

The Master bedroom has built in wardrobes and two dormer windows with views over the rear garden and its own en-suite with bath having shower, low level wc and wash basin.



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Bedroom 2 extends beyond the sun loggia on pillars and has part vaulted ceiling with French doors and attractive Juliette balcony providing covered area from which to view the rear garden. The room is also served by an en-suite shower room.

Bedroom 3 also a double room with fitted wardrobe and en-suite, wc and wash basin. Bedroom 4 is again a double room with wardrobes.

The comprehensively fitted split level house bathroom is of substantial size and includes a dressing area, sunken bath, wash basin, bidet, shower and wc. The sauna is not included in the sale.

This attractive house features steeply pitched roofs, dormer windows and attractive detailing together with integral arched car port which gives access to the oversized double garage with twin up and over doors. In addition there is a substantial garden store ideal for tools and lawn mowers with its own up and over door.

Development potential

Planning Applications have been submitted, one in 2011 Ref No P11/1448 which related to outline application for demolition of the existing dwelling and erection of 3 dwellings with detached garages (access, layout and scale to be considered) This application was withdrawn on 23rd December 2011. A subsequent application deposited on 17th August 2013 Application No. P13/0963 related to demolition of existing dwelling and erection of 2 number dwellings with detached garages. This was approved on 3rd October 2013 subject to conditions. A number of trees needed to be retained, but obviously the consent has now lapsed due to time. There may well be an opportunity to look at some form of development in the future or further extension to the existing house subject to planning consent and any covenants.



Tenure – Freehold
Council Tax Band – G
EPC – E





FLOOR PLANS

Ground Floor

Approx. 182.4 sq. metres (1962.9 sq. feet)

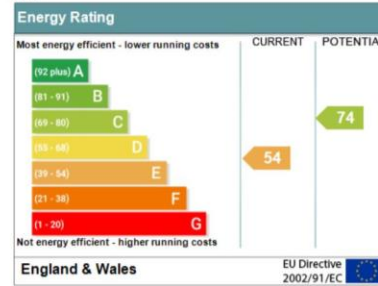


First Floor

Approx. 177.0 sq. metres (1905.1 sq. feet)



Address: Holly House, Racecourse Lane, STOURBRIDGE, DY8 2RF
RRN:



Total area: approx. 359.3 sq. metres (3867.9 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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