



The
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Partnership

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The Cottage
Quarry Park Road, Pedmore

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The Cottage, Quarry Park Road, Pedmore Stourbridge, DY8 2RE

A substantial family home at this premium address.

Providing 5 bedrooms, 5 reception rooms, 4 bathrooms and double garage. This stylish home dating from the early 1930s was built in an arts and crafts style similar to the designs of Charles Voysey Architect and providing some attractive design and detailing features including the turret which houses the main staircase which is mirrored with a curved bay to the snug and master bedroom above.

The principal reception rooms include Drawing room, Study, Snug, Games room, Dining room and for more informal dining, the Breakfast kitchen. There is also a double garage. The floor area excluding the garage is in excess of 5,300 sq. ft and offers flexibility for multi-generational living, either in its current format or could be configured to have an annexe as there is a secondary front door or alternatively suit working from home with a substantial home office facility.

Located at the head of Quarry Park Road the exclusive electrically gated entrance leads to ample driveway parking and is protected by alarm and CCTV.



The canopy porch leads to an impressive central reception hall with fireplace and particularly impressive curved staircase located within the projecting turret. There is a guest cloakroom that has been refitted with low level WC and wash basin and wine cellar.

Double arched doors lead to the impressive Drawing room with triple aspect and appropriate period stone fireplace. For working from home there is an impressive office with fireplace having oak fittings with dresser and glazed bookshelves and door to garden for a breath of fresh air.

The snug features a curved bay and views of the garden. Whilst the breakfast kitchen has been completely remodelled for the current owner by Aristocraft Kitchens in a walnut and ivory contrasting finish with granite work surfaces where the veins in the granite have been fully matched and run beautifully through the worktop and splash back. This shows a real attention to detail. As would be expected the usual integrated appliances include induction hob with hood, two ovens, combination microwave, coffee machine and dishwasher. Cupboards are full height to the ceiling and custom built providing plenty of storage. The peninsula breakfast bar with circular inset table and wine chiller. The utility room has been refitted and includes space for appliances together with slimline dishwasher.







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RR >>>
CHAMPAGNE

Veuve Clicquot
REIMS FRANCE



A particularly popular room is the Games room which takes a pool table for family living and entertaining.

The hall has a secondary front door and there is impressive dining room with fireplace, great for entertaining.

The grand staircase leads to the first floor with very wide landing. Master bedroom with curved bay, fitted wardrobes and dressing room fully fitted out with extensive wardrobes plus en suite bathroom with centre bath, shower, low level wc, bidet and two vanity wash basins. A door leads to the external balcony an ideal spot to catch the morning sun.

Bedroom 2 is a substantial room with double aspect, fitted wardrobes and furniture and en suite with bath, wash basin and wc.





Bedroom 3 is a large room and is currently being used as a playroom with built in wardrobes and staircase providing access to 2 loft spaces. It has the benefit of a Jack and Jill en suite, bath/shower room which is also utilised by bedroom 4.

Bedroom 5 has its very own en suite shower room.

The double garage is integral and could potentially be converted to further accommodation if it is needed subject to the usual local authority consents. Gardens have a southerly aspect with lawns and extra mature trees and shrubs and a paved terrace ideal for al fresco dining. To the side of the house is an additional garden area with artificial lawn and summer house which could be used as a gym.



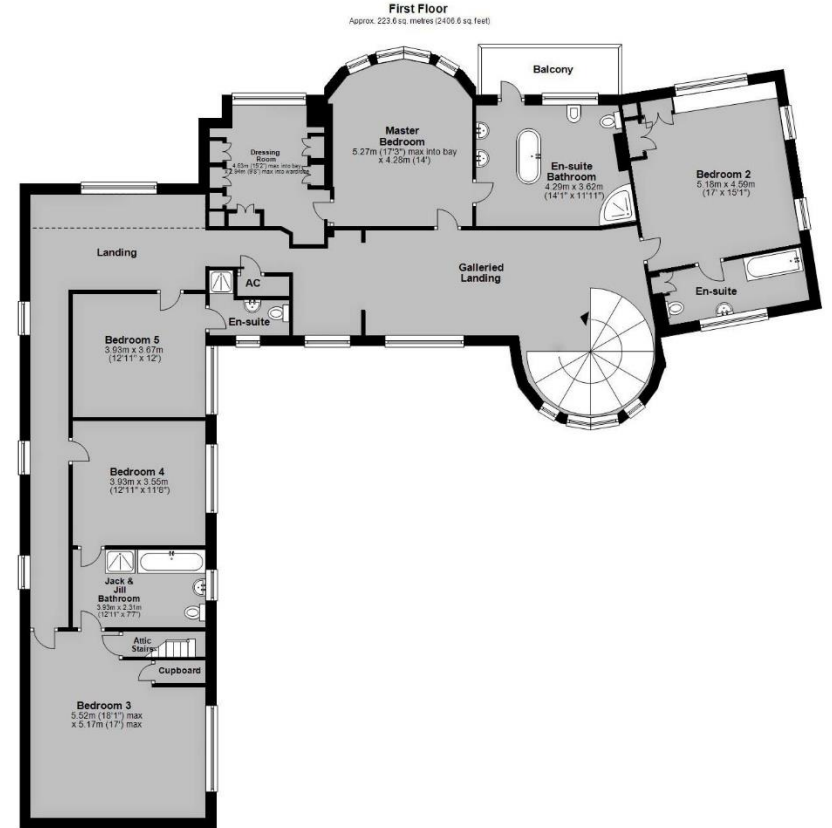
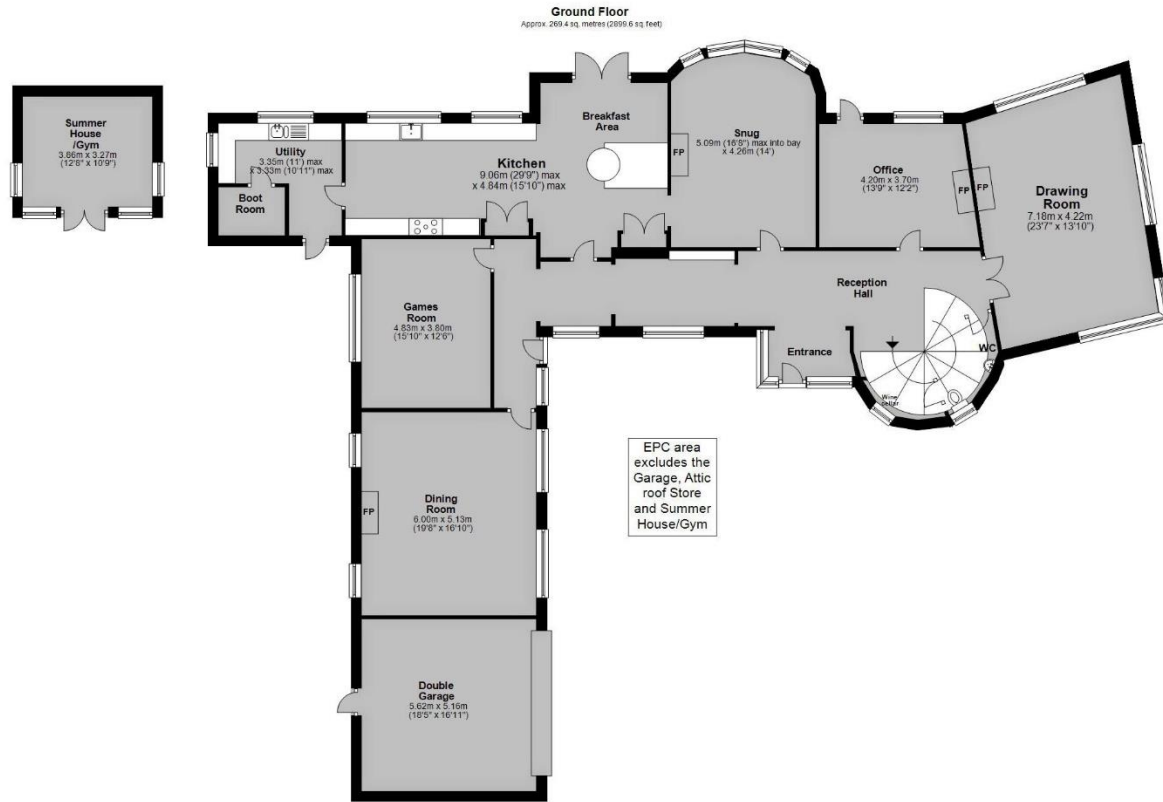








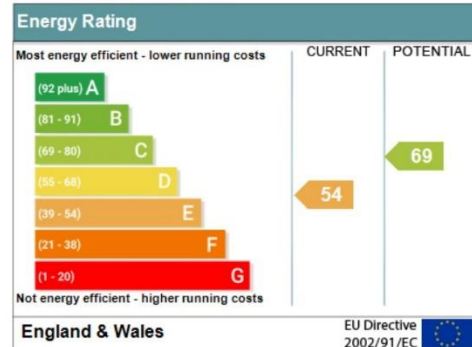
FLOOR PLANS



Second Floor
Approx. 41.1 sq. metres (442.2 sq. feet)



Address: The Cottage, Quarry Park Road, STOURBRIDGE, DY8 2RE
RRN: 9319-3042-2201-3384-0200



Services – mains, water, electricity, gas and drainage etc.

Council Tax band – H

EPC – E

Tenure - Freehold

Directions – at the top of Quarry Park Road turn right at the crossroads at the top and the property is at the far end on the right-hand side just before the track starts.



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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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