



Ladywell House, 76 Orton Lane, Wombourne, Wolverhampton, South Staffordshire, WV4 4XB

BERRIMAN
EATON

Ladywell House, 76 Orton Lane, Wombourne, Wolverhampton, South Staffordshire, WV4 4XB

A substantial family residence standing within a superb plot in a highly regarded area offering beautifully appointed and well proportioned accommodation

(EPC: D). WOMBOURNE OFFICE.

LOCATION

Ladywell House is located in one of the most prestigious residential addresses within the area and lies within easy reach of the excellent local facilities available within Wombourne together with easy access to the more extensive amenities of Wolverhampton City Centre itself. Motor communications are provided by the A449 Stourbridge, Wolverhampton, Stafford Road and the M5, M6 and M54 motorways which facilitate travel to Shrewsbury, Telford, Birmingham and the whole of the industrial West Midlands. Furthermore, the area is well served by schooling for all age groups.

DESCRIPTION

Ladywell House is a distinguished residence with well proportioned rooms, arranged over two storeys providing balanced living accommodation. The property has been appointed to a high standard throughout with double glazed windows, stylish sanitary ware, and oil-fired central heating.

The property is approached through remote controlled double entrance gates over a long driveway which leads to a parking forecourt laid in tarmacadam with the garage beyond. The property is well screened to the front creating a high degree of privacy and seclusion with a large front garden and a delightful, tree-studded sloping hillside garden to the rear. There is a total area of approximately two acres.

ACCOMMODATION

Double glazed and leaded front door with matching windows to either side open into the RECEPTION HALL with wooden flooring, staircase rising to the first floor landing and radiator. Double doors open into the DRAWING ROOM which has three pairs of double glazed and leaded French Doors to the terrace and a double glazed and leaded bay window to the side, curved radiator, open inglenook-style fireplace with marble surround and downlights, understairs storage cupboard, and INNER LOBBY with radiator, leading to the OFFICE with parquet flooring, double glazed leaded window to the rear elevation, and fitted office furniture. The GUEST CLOAKROOM has a low-level wc, pedestal wash hand basin, double glazed opaque leaded window to the rear, tiled floor and radiator. The SNUG / SITTING ROOM has a recessed fireplace with quarry stone hearth housing a log-burner, double glazed leaded window to the rear, double glazed leaded door opening onto the rear garden, radiator and wiring for wall lights. The DINING ROOM has double glazed French doors opening onto the front terrace, double glazed leaded window to the side, radiator and wiring for wall lights. The large LIVING AND DINING KITCHEN is fitted with a range of high quality wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, second sink unit with stainless steel mixer tap, integrated oven and microwave with induction hob, space for a large Aga-style cooker, space for an American-style fridge freezer, integrated dishwasher, windows to the rear and side elevations, double glazed door to the side passage and double glazed French doors opening onto the garden, spotlights and tiled floor.

The staircase rises to the first floor SPLIT GALLERIED LANDING with wooden balustrades, radiator, airing cupboard and loft access. The PRINCIPAL SUITE comprises double bedroom with double glazed windows to the front and side elevations, a range of fitted wardrobes, and ENSUITE with twin Sottini washbasins, walk-in shower cubicle, low-level wc, double glazed opaque window to the front elevation, radiator, tiled floor and part-tiled walls and spotlights.

GUEST BEDROOM 2 has built-in double wardrobes, double glazed windows to three elevations, radiator and door into the ENSUITE with vanity wash hand basins, large bath with shower attachment, low level wc, heated ladder towel rail, double glazed leaded window to the rear elevation, tiled splashback, tiled floor and spotlights. BEDROOM 3 has double glazed windows to the rear and side elevations, radiator, fitted wardrobes. BEDROOM 4 has double glazed windows to two elevations, fitted wardrobes and radiator. BEDROOM 5 is a double which is currently used as a playroom with double glazed window to the rear elevation, wardrobes and fitted shelving. The FAMILY BATHROOM can be accessed from either side of the staircase, with a well appointed suite of double ended, panelled bath, WC with concealed flush, bidet and twin Sottini washbasins set within a vanity unit with ceramic tiled back, plinth with down-lighting above and cupboards beneath, part tiled walls, tiled floor, integrated ceiling lighting, point for electric shaver, double glazed and leaded rear window, extractor fan and ladder towel rail radiator.

OUTSIDE

Ladywell House stands within glorious grounds with an extremely large frontage with a principal lawn laid out over two level tiers with particularly well stocked and mature surrounding borders and beds with a well screened frontage to Orton Lane. There is a timber built SUMMER HOUSE with glazed windows to the side and rear together with two glazed doors to the front and a large, corner rockery garden to one side. The long driveway leads to a parking forecourt laid in tarmacadam with a steps to a LARGE PAVED TERRACE to the front of the house providing a lovely external seating area with wrought iron fencing and two Victorian style standard lamps. The DETACHED GARAGE BLOCK has a garage with an elevating door, concrete floor, electric light and power and wooden side door. The UTILITY ROOM has plumbing and space for a washing machine and tumble dryer, sink unit set within a roll top working surface with wall and base mounted storage cupboards, tiled floor, rear window and storage cupboard. There is a range of brick outbuildings including BOILER ROOM housing a oil-fired boiler and outside WC with washbasin, wc and cold water supply.

At the rear of Ladywell House is a paved patio leading to the DELIGHTFUL WOODED BACKDROP with a sloping, hillside garden with many mature trees and dense foliage with a paved terrace to the first level and steps and paths leading to the upper level of the garden.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND G - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

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£875,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

LADYWELL HOUSE
ORTON LANE, WOMBOURNE

HOUSE: 274.7sq.m. 2957sq.ft.
OUTBUILDINGS: 26.7sq.m. 288sq.ft.
TOTAL: 301.4sq.m. 3245sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







