



**1 WOOD FARM BARN**  
SEDGLEY | WEST MIDLANDS





## **1 WOOD FARM BARNs | GOSPEL END ROAD | SEDGLEY | WEST MIDLANDS | DY3 4HA**

**A unique country residence created from the tasteful conversion of original barns standing in an enviable location in approximately two acres of land.**

**Wood Farm Stables and Barn is situated within a pleasant, semi rural location on the outskirts of Sedgley with its full range of local facilities. The extensive amenities of Wolverhampton City Centre, Stourbridge and Dudley are within convenient travelling distance and the M5, M6 and M6 Toll facilitate travel to the entire industrial West Midlands and motorway network.**



1 Wood Farm Barns is a unique country residence created from the original barns that occupied the site. The residence has a large gated driveway and approximately two acres of ground in total including enclosed raised garden, purpose built menage and stabling within the grounds, making it ideal for an equestrian family, with the ability to hack out over Baggeridge Nature Reserve and Park.

The residence was completely renovated several years ago, to an exceptional calibre, by the current owners and provides unique accommodation with extensive, elegant living spaces focusing primarily around the open plan family living, preparation and dining spaces, which is popular with today's family dynamic. They have created a cosy environment with a designer log burner, range of integrated appliances befitting of modern living and stunning lighting which enhances the contemporary feel seamlessly with the traditional. A breathtaking, grand principal reception room with vaulted ceiling, centrally placed gas fire with feature wall has been finished with an exceptional degree of attention to detail. A sweeping glass staircase welcomes you into the property with glass and wood mezzanine landing. The leisure suite includes gaming, hot-tub and sauna rooms with separate shower and wc, and a divine fully fitted bar offers complete seclusion from the main living spaces.

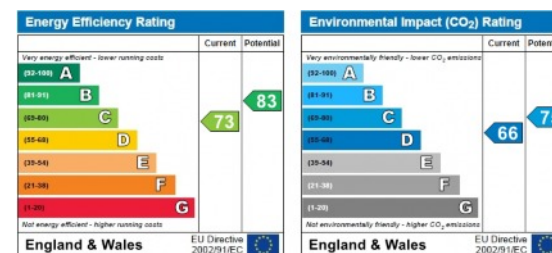
The principal bedroom suite is designed to offer a range of furniture including mirrored wardrobes fitted into the recess, TV stand and shelving, bedside tables. The beamed ceilings, skylights, oak flooring and windows to three orientations allow natural lighting to flood in and an archway into the dressing area offers further fitted storage and a freestanding roll-top bath with upright shower attachment, decorative basin, low-level wc, skylights and tiled floor.

The additional occupied bedrooms are cleverly designed with young adults in mind with the innovative recreational spaces and a walk in wardrobe. The GUEST BEDROOM benefits from fitted Sharp's bedroom furniture, views over the garden and skylights.

The FAMILY BATHROOM has a freestanding Mode bath with upright shower, basin, low-level wc, and double walk-in wetroom area with tiled walls and glazed divider.

The GARDEN has a raised slate patio with glass rails and balustrading, lawn and fencing to the boundary. The barn is entered through an electronic gate onto an extensive forecourt affording off street parking for many vehicles, a five-bar gate gives separate access to a MENAGE and there are two STABLES with water and power, raised decorative planted rockery borders and steps leading up to an enclosed FIELD.

A large lawned area and gravel track leads up to an enclosed floodlit MENAGE which overlooks fields and farmland.



**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.

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.

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**GOSPEL END ROAD, SEDGLEY**

HOUSE: 427.6sq.m. 4603sq.ft.  
 GARAGE & STORE: 46.2sq.m. 497sq.ft.  
**TOTAL: 473.8sq.m. 4973sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



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 SEDGLEY







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