



Plas Gwyn, Pattingham Road, Perton, Wolverhampton, WV6 7HD

BERRIMAN
EATON





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A magnificent Perton Ridge residence which has been extended and refurbished to the highest of standards, so it now provides show home quality accommodation of extensive proportions behind a dual entrance driveway in a large, southwest facing plot of approximately 1.1 acres in total

PLAS GWYN
PATTINGHAM ROAD, PERTON RIDGE

HOUSE: 533sq.m. 5737sq.ft.
 GARAGE: 48.2sq.m. 519sq.ft.
TOTAL: 581.2sq.m. 6256sq.ft.

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



LOCATION

Perton Ridge is one of the most sought after addresses within the region and provides a wonderful, semi-rural setting which is within easy reach of several local business centres.

Plas Gwyn benefits from a superb frontage and a level rear garden. The escarpment position affords panoramic views to the rear over undulating South Staffordshire and Shropshire countryside and there is a charming rural aspect to the front.

The house is conveniently situated for easy access to a wide range of local everyday amenities and facilities in both Pattingham and Tettenhall village centres whilst there is easy access to Wolverhampton City Centre. Motor communications are excellent with the M5, M6, M6 Toll and M54 facilitating travel to Birmingham, Telford and the entire industrial West Midlands whilst national rail services run from Wolverhampton station (London Euston from approximately 100 minutes).

The area is well served by schooling in both sectors with numerous, highly regarded schools being nearby including Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewwood, Tettenhall College, Wolverhampton Grammar School and the Wolverhampton Girls' High School. There is also an excellent primary school in the centre of Pattingham.

DESCRIPTION

Plas Gwyn was purchased by the current sellers in 2017 and, since that time, has been the subject of a comprehensive scheme of remodelling, extension and refurbishment throughout to create a well balanced family home of much distinction.

The property has a particularly attractive elevation of much architectural note with a gabled porch, dormers and a conical turret and there is a delightful, level garden to the rear with extensive terracing and plunge pool, all of which take maximum advantage of the beautiful views.

Internally the property has been finished to an incredibly high standard with an exacting attention to detail with the focal point of the ground floor being the stunning living kitchen by well-known specialists Paul Morgan.

There are extensive living areas to the ground floor together with five double bedrooms and four bath / shower rooms to the upper floor.

When the property was refurbished, the house was taken "back to brick" and was fully rewired, a new central heating system installed, all of the windows were replaced, and the property was reroofed and luxurious kitchen and bathroom suites were installed. The property is now unquestionably one of the finest houses on Perton Ridge.

ACCOMMODATION

Plas Gwyn is entered through a fine, galleried landing with a through aspect enabling full advantage to be taken of the view upon entering the house. There is dark oak flooring to the RECEPTION HALL and wings together with panelling to the walls and a stylish CLOAKROOM with a high end suite, marble surface, dark oak flooring and panelled walls. The DRAWING ROOM has an elegant, minster stone style fireplace and a bow window to the rear with incredible views. The LOUNGE has a minster stone style fireplace and a walk in circular turret style window to the rear and there is a SITTING ROOM with a bow window to the front. The OFFICE is an ideal space for those wishing to work from home with a comprehensive range of quality fitted office furniture including a knee hole desk, cupboards and shelving together with a window to the front and the DINING ROOM is a superb formal room for entertaining with panelled double doors to the winged hall and two sets of bifold doors opening onto the rear terrace. The hub of the house is the beautifully laid out LIVING KITCHEN which was fitted by specialists Paul Morgan and which is an everyday living space of little compare. The kitchen area has a comprehensive range of cabinetry with an individual circular theme with a centre island, two free standing semicircular complementary islands with all the surfaces being marble with contrasting colours to the cabinetry. There is a full range of integrated Neff appliances including an induction hob, an electric oven, a microwave oven and grill together with a full height larder fridge and freezer and an under mounted Franke sink with incinerator and boiling water tap. There is ample space for informal dining, a large living area with wiring for a wall mounted TV with decorative slate surround with the entire room benefitting from tiled flooring and underfloor heating. There is a light, through aspect with a window to the front and two sets of bifold doors to the rear terrace, a fully fitted WINE CELLAR and an adjoining LAUNDRY with an internal door to the garage.

A three rise staircase with cast iron balustrading rises to the part galleried landing above. The PRINCIPAL SUITE has a large double bedroom with an extensive range of wardrobes, air conditioning, French doors and windows to a breakfast balcony with stunning views and a beautiful BATHROOM EN-SUITE with free standing bath, separate shower, large vanity unit with knee hole dressing table, twin sinks, granite surface, drawers and cupboards, tiled floor and walls and a walk in dressing room with hanging rails and shelving. The SECOND BEDROOM SUITE has a large double bedroom with a wide bank of fitted wardrobes, window to the front and a well appointed EN-SUITE SHOWER ROOM with shower, WC, wall hung wash basin with drawer beneath, tiled floor and walls. The THIRD BEDROOM SUITE has a double bedroom with French doors and windows onto a breakfast balcony with views, air conditioning and a well appointed EN-SUITE SHOWER ROOM with full body shower and vanity unit with wash basin, WC with concealed flush and cupboards, tiled floor and walls together with a walk in wardrobe. BEDROOMS FOUR AND FIVE are both good double rooms in size, one with fitted wardrobes, and the HOUSE BATHROOM has a superb suite with a panelled bath, separate shower, vanity unit with a WC with concealed flush, inset wash basin and cupboards and tiled floor and walls.

OUTSIDE

Plas Gwyn stands in superb grounds with a total plot size of approximately 1.1 acres. There is a deep and screened frontage with a dual entrance DRIVEWAY laid in tarmac with two pairs of remote controlled wrought iron gates, a semi-circular front lawn and laurel front boundary hedge. There is an integral TRIPLE GARAGE which is currently used as a gym with a fitted SAUNA, plant room and three double doors together with an internal door to the laundry.

There is side access on either side of the property to the FULLY LANDSCAPED REAR GARDEN. The rear of the property has an extensive entertaining terrace with wrought iron balustrading and porcelain tiling with stairs leading to the level rear lawn which is laid to turf with wrought iron balustrading together with heated plunge pool. The grounds extend beyond the level lawn to an area of sloping wild garden.

We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and the heating is oil fired.

COUNCIL TAX BAND H – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast broadband are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £2,100,000

EPC: E

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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