



Lea House, Patshull Road, Albrighton, Wolverhampton, WV7 3BH





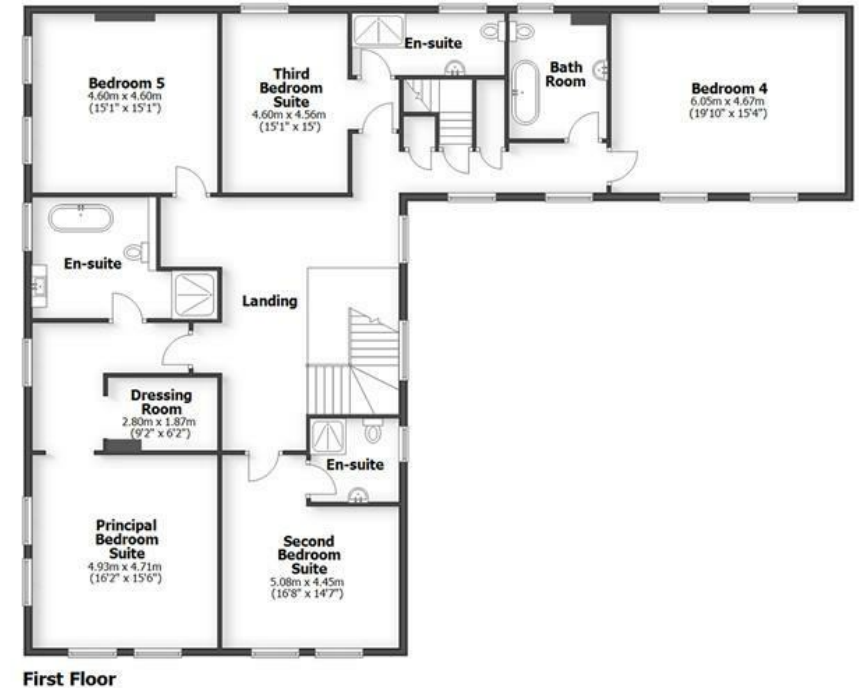
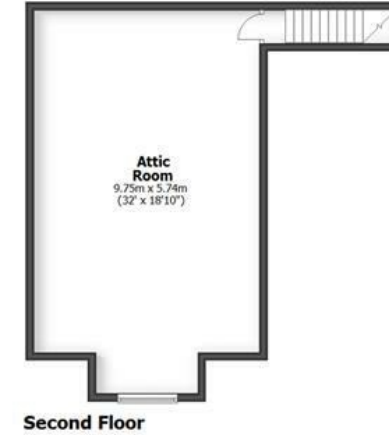
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An imposing 1920's country house which has been remodelled and refurbished over the years to create a fine residence with rooms of grand proportions and superb gardens and grounds with a total area of almost 5.5 acres

LEA HOUSE
PATSHULL ROAD, ALBRIGHTON

HOUSE: 481.4sq.m. 5182sq.ft.
 ATTIC ROOM: 55.6sq.m. 598sq.ft.
 GARAGE/MACHINERY STORE/TACK ROOM/STABLE: 87.3sq.m. 940sq.ft.
TOTAL: 624.3sq.m. 6720sq.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

Lea House stands well back from Patshull Lane in a delightful, semi-rural location on the fringes of a highly regarded Shropshire village. Albrighton offers a full complement of local facilities including ample shopping provision for everyday needs, restaurants and a highly regarded medical practice.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach at Tong (J3).

Telford, Wolverhampton, Shrewsbury and Birmingham are all within convenient travelling distance and the area is well served by many fine schools in both sectors.

DESCRIPTION

Lea House is believed to have been constructed in 1920 and was completely remodelled and overhauled in the early 2000's to create a magnificent country house of much calibre.

The house is built in the Georgian vernacular with handsome elevations together with rooms of particularly grand proportions inside. There is a fine blend of both formal and informal living areas together with excellent bedroom provision to the upper floor.

The residence is well appointed throughout with a superb dining kitchen with an adjoining, recently built garden room and there is excellent bedroom provision to the first floor. The house is tastefully decorated throughout and the windows are double glazed.

ACCOMMODATION

A covered PORCH has a wide, panelled front door opening into a HALL with oak flooring with double doors leading to the magnificent, RECEPTION HALL which provides a superb and inviting entrance. A bespoke staircase rises to the galleried landing above and there is oak flooring and a well appointed GUEST CLOAKROOM. The DRAWING ROOM has a light, triple aspect and is a fine room for formal entertaining. There is a wood burning cast iron Aga stove set within a recessed fireplace with Adams style pine surround and marble hearth and slips. The DINING ROOM has fitted cabinetry with shelving and cupboards, an open fire with marble hearth and slips and white painted Adams style surround and Karndean flooring. There is a SITTING ROOM with a light, dual aspect and a solid fuel burning Arrow cast iron stove set within a recessed fireplace with marble hearth and slips and pine surround and Karndean flooring. The DINING KITCHEN is the focal point of the ground floor with a comprehensive range of painted, timber cabinetry with granite working surfaces and a coordinating centre island with wicker trays and wine rack, a four oven oil fired Aga, an integrated Neff dishwasher, an under mounted double bowl ceramic sink, a coordinating dresser style unit, butchers block surface, display cabinets, central shelving and broken pediment above, views over the garden and French doors and windows into an ORANGERY with a light, triple aspect, roof lantern and underfloor heating.

A door from the kitchen opens into a PREPARATION KITCHEN and LAUNDRY with wall and base mounted cupboards with granite work surface, an electric hob and oven beneath, plumbing for a washing machine, a garden door, a larder and a door into an INNER HALL with SECONDARY CLOAKROOM with WC and vanity unit and a door into a large BOOT ROOM with an external door, tiled floor, an adjoining WORKSHOP / STOREROOM with tiled floor. A further door from the boot room opens into a TACK ROOM and STABLE, a MACHINERY STORE and a LARGE GARAGE BEYOND.

On the first floor the landing has storage and linen cupboards and the PRINCIPAL BEDROOM SUITE has a large double bedroom with a dual aspect and lovely views, a walk in, fitted DRESSING ROOM and a well appointed EN-SUITE BATHROOM with a full suite including a free standing roll top bath and separate shower, part tiled walls, tiled floor and a separate shower. The SECOND BEDROOM SUITE has a large double bedroom with views over the grounds and an EN-SUITE SHOWER ROOM and the THIRD BEDROOM SUITE, again, has a generous double bedroom and an EN-SUITE SHOWER ROOM. BEDROOM FOUR is a large room with a light, through aspect and BEDROOM FIVE, which is currently used as an office, is a good room in size and, again, has delightful view. The HOUSE BATHROOM has a Heritage suite with a freestanding roll top bath, pedestal basin and WC and there is tiling to the floor. Stairs rise to the UPPER FLOOR ROOM which is largely undeveloped but which could be utilised for a variety of different purposes.

OUTSIDE

Lea House stands within beautiful gardens and grounds with extensive lawns, matured beds and borders and many fine old trees. The gardens enjoy considerable privacy and two old oak trees have a treehouse and walkway overlooking an ornamental lake. There is a fenced paddock and a total area of almost 5.5 acres.

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

COUNCIL TAX BAND G – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Offers Around £1,750,000

EPC: F

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON