



PARK MOUNT

WOMBOURNE | SOUTH STAFFORDSHIRE



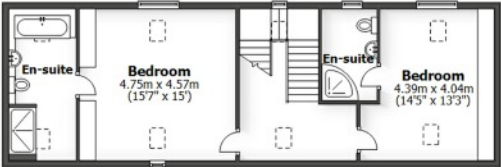


PARK MOUNT | STOURBRIDGE ROAD | WOMBOURNE | SOUTH STAFFORDSHIRE | WV5 0JN

An outstanding country residence with an attached cottage with beautifully presented and exquisitely appointed accommodation in a lovely position within extensive grounds of approximately 6.5 acres

Wombourne 1 mile, Wolverhampton 5.5 miles, Birmingham 20 miles, Stourbridge 5.5 miles (all mileages approximate)

PARK MOUNT WOMBOURNE



Cottage First Floor

HOUSE: 605.1sq.m. 6513sq.ft.

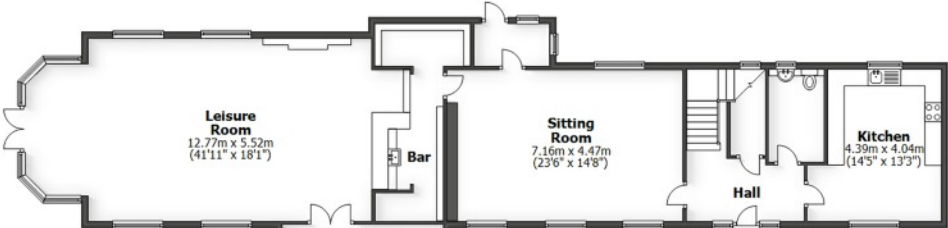
COTTAGE: 137.3sq.m. 1478sq.ft.

CELLAR: 41.3sq.m. 444sq.ft.

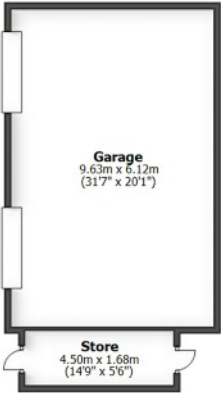
GARAGE & STORE: 66.9sq.m 720sq.ft.

TOTAL: 850.6sq.m. 9155sq.ft.

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



Cottage Ground Floor

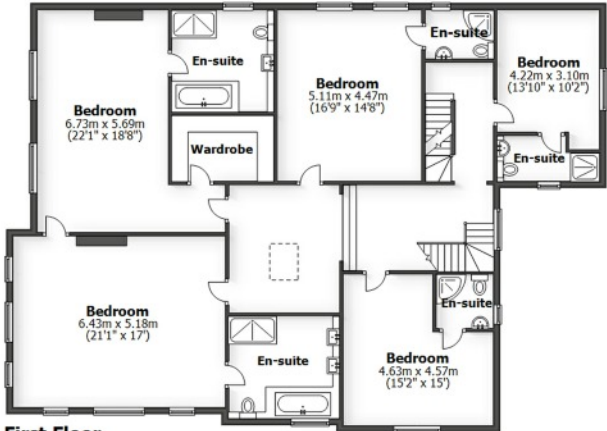


Detached Garage Block

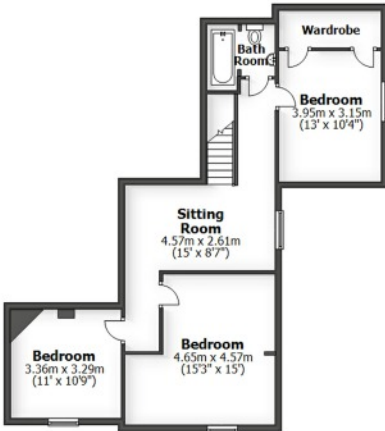


Cellars

Ground Floor



First Floor



Second Floor



LOCATION

Park Mount occupies a delightful position on the fringes of the charming South Staffordshire village of Wombourne which provides a comprehensive range of local, everyday shopping and leisure facilities.

There is convenient travelling to many large business centres with Wolverhampton City Centre, Dudley, Stourbridge and Birmingham all being within convenient reach. The M5 and M6 motorways facilitate travel to the entire industrial West Midlands and beyond and national rail services run from Wolverhampton station (London Euston approximately 1hour 48 minutes).

The residence stands in a lovely, private situation and is an ideal family residence with the area being well served by schooling in both sectors with Wolverhampton Grammar School, Wolverhampton Girls High School and The Royal Wolverhampton School all being worthy of note.

DESCRIPTION

Park Mount is an elegant and distinguished residence which offers thoughtfully laid out and exquisitely finished accommodation over three storeys. The Principal Residence provides a fine blend of both formal and informal living areas and stands well within its own grounds which are superbly landscaped and which are a particular feature. There is secondary accommodation provided by The Cottage which is adjoining the main house and which has stylish living areas over two floors which is ideal for extended family living or guest / staff accommodation.

The focal point of the ground floor of the main house is undoubtedly the stunning orangery which is over 900 square feet in area and which provides a beautiful reception space which cleverly connects the drawing room with the leisure room.

The house provides extensive accommodation over three floors with the upper storeys providing a superb arrangement with 7/8 bedrooms and 6 bath/shower rooms.

ACCOMMODATION

A heavy, panelled front door with fan light over opens into the RECEPTION HALL which provides an elegant entrance to the property with highly polished marble floor with a door to the CELLARS and a GUEST CLOAKROOM with bespoke cabinetry with marble surface. The DRAWING ROOM has an Adams style fireplace with two pairs of double glazed casements opening into the garden, the DINING ROOM has a fine, stone fireplace, two pairs of double glazed casements with working shutters opening into the garden and there is a fully panelled OFFICE with an encased stone fireplace and the KITCHEN has a comprehensive range of hand crafted units with granite working surfaces, ample space for informal dining and there is a separate LAUNDRY. The ORANGERY is a true showcase room with limestone flooring and a light and open feel with French doors to either elevation and integrated ceiling lighting. Beyond this is the LEISURE ROOM which has parquet flooring, a raised bay window dais and an outstanding, fitted bar with display cabinetry.

The first floor provides FIVE WELL PROPORTIONED BEDROOMS, all of which have EN-SUITE BATH OR SHOWER ROOMS, one of the rooms also benefits from a walk in wardrobe and there are TWO/THREE FURTHER BEDROOMS to the upper storey with a landing SITTING ROOM and BATHROOM.

THE MEWS COTTAGE

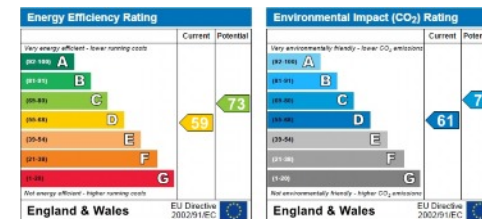
This is an outstanding property in its own right with a HALLWAY, CLOAKROOM, SITTING ROOM and beautifully appointed KITCHEN to the ground floor together with TWO DOUBLE BEDROOMS to the upper floor, both of which have the benefit of EN-SUITES.

OUTSIDE

Park Mount is approached through remote controlled wrought iron gates over a DRIVEWAY laid in tarmac with a circular carriage driveway to the front of the residence affording off street parking with further parking in the COURTYARD to the side which also provides access to the substantial GARAGE BLOCK.

The grounds have been beautifully laid out to include formal sweeping lawns with tree studded back drops and well planted beds and border and adjoining PADDOCKS with a modern STABLE BLOCK. There is ample space for a tennis court within the gardens and there is a total area of approximately 6.5 acres.





SERVICES

We are informed by the Vendors that all mains electricity, gas and water are connected.

COUNCIL TAX

BAND G - Staffordshire Council.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Tettenhall office.

DIRECTIONS

Park Mount is situated midway between Stourbridge and Wolverhampton on the A449 just to the north of Himley. If proceeding from Wolverhampton the gates are found on the right hand side of the road shortly after passing Batterfield Hill and just before reaching Beggars Bush Lane.

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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