



Hollies Farm, Hollies Lane, Pattingham, Wolverhampton, South Staffordshire, WV6 7HJ





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Enjoying over 4 acres, this beautiful five bedroom Farmhouse enjoys a most enviable tranquil position, convenient for the city and commuting. The attractive and high quality interior ideal for modern living, has great privacy with large, mature landscaped gardens blending into the paddocks and views over the adjoining farmland.

Pattingham Village shops and school - 1.5 miles, Wolverhampton - 5 miles, M54 - 6.5 miles, Birmingham - 25 miles, Birmingham airport - 37 miles, Stafford - 20 miles.

(All distances are approximate).

**HOLLIES FARM**  
HOLLIES LANE, PATTINGHAM

HOUSE: 315.5sq.m. 3396sq.ft.  
GARAGE: 30.2sq.m. 326sq.ft.  
**TOTAL: 345.7sq.m. 3722sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



First Floor

Ground Floor

## LOCATION

Located around 1.5 miles from the village primary school and amenities, there are also two country pubs, Church, tennis courts and a cafe. West of Wolverhampton, this is a sought after location with easy links to the M54, M6 and Albrighton train station. The area is quite rural and has an abundance of countryside walks, horse riding and cycling opportunities, but also easily accessible are a good range of independent schools including Wolverhampton Grammar, the Girls High School and Tettenhall College.

## OVERVIEW

The peace and quiet is a striking feature enjoyed by this location. As a family home, the Farmhouse has views with well positioned terraces for outdoor entertaining including a marquee lawn for larger celebration opportunities. Beyond are pony paddocks to make up a total area of around 4.4 acres backing onto farmland. Modernised to a high standard with retained character, there are ample bathrooms (recently re-fitted) for the five bedroom accommodation including a principle bedroom suite with a large fitted dressing room and en-suite that includes a 3m shower. At the rear with access to the terrace and hot tub, the owners enjoy a steam room and sauna.

Styled with French solid oak flooring to most of the ground floor, the sash windows are across the front elevation with exposed original beams and log burners in the the farmhouse combine with modern lighting and a heating system with some rooms having underfloor heating.

## ACCOMMODATION

Entering through the front porch into an open plan dining hall, a wealth of original beams and a log burner create a warm ambience with the hall beyond giving access to a modern fitted guest cloakroom and the stairs. The large breakfast kitchen in a Shaker design with granite work tops, includes an AGA, integrated dishwasher, induction hob on the Island, Belfast sink and a range of fitted cupboards and drawers. The breakfast area with a tiled floor enjoys views across the garden. A large utility/boot room links the kitchen and garage with doors to the drive and rear gardens.

The formal drawing room with long distance views across the garden includes a log burner and links to the sitting room with patio doors onto the terrace. Beyond is the rear lobby (wide enough for some gym equipment), having a fitted sauna and steam room and storage with a door to the terrace and hot tub..

The first floor principle bedroom suite has exposed perlines with spacious measurements of 18' x 16'. Adjoining is a 17ft long fitted dressing room with excellent natural light that leads into the spacious and well planned en-suite that includes a walkin 3m shower with dual shower heads, twin hand basins in granite topped vanity unit, bidet and WC. There are four further bedrooms with two being en-suite and a large house bathroom that features a free standing bath. The landing includes a walkin store cupboard and access to the loft.

## OUTSIDE

There is good parking and a double garage with secure gated access leading to further parking , log store and shed. A small cellar has external access and there is a gardeners WC.

The large gardens were professionally landscaped some years ago and provide a mature setting with specimen trees and planting for seasonal colour. The lawns meander through the deep borders of rhododendrons, roses and shrubs of vast varieties, viewed from the raised level lawn at the rear of the house together with two large terraces. Included in the sale are the hot tub and pergola with ceiling shade shutters sheltering a decked area that includes lighting and power points.

**PADDOCKS** The total land area is around 4.4 acres. Fenced paddocks for grazing are located beyond the garden.

## SERVICES

We are advised by our client that mains water and electricity are connected. The central heating is oil fired and there is private drainage. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion. We understand the property is not Listed.

## COUNCIL TAX

South Staffordshire.

Tax Band: G.

[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £1,250,000

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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