



The Round House
Reservoir Passage | Wednesbury | West Midlands | WS10 9DH

FINE & COUNTRY

THE ROUND HOUSE

The Round House, a singular masterpiece comprising of three bedrooms an open plan lounge and dining area with an indoor swimming pool perched on a plot that spans over one acre at the highest point of Wednesbury, with a windmill, tennis court and a separate one bedroom lodge.







Accommodation summary

Fine and Country are honoured to introduce The Round House, a singular masterpiece perched on a plot that spans over one acre at the highest point of Wednesbury. Historically, an industrial town, Wednesbury has since been put on the map for its year-round visitors to one of the largest IKEA stores across the country and its improved retail park. Also holding the world record for the world's largest rugby posts. This welcoming town easily found from Junction 9 of the M6 also offers fantastic schools and access to Birmingham City Centre.

The Round House is a true labour of love and artistry. Having taken more than 25 years to build, it stands as a testament to sustainable sophistication and was masterfully constructed using recycled materials salvaged from schools and churches from across the West Midlands.

Despite its name, The Round House is an enchanting octagonal marvel, with its striking exterior setting the stage for the exquisite grandeur within. At its heart lies a breathtaking glass ceiling, bathing the space in natural light and framing the indoor swimming pool, which can only be described as a serene oasis designed for relaxation and indulgence.

This extraordinary home features three opulent bedrooms, each with its own ensuite bathroom, providing ultimate privacy and comfort for any family. The kitchen and dining areas are crafted for both elegance and functionality, perfect for intimate dinners. The main lounge and dining room is a masterpiece of design, highlighted by a magnificent stone wall fireplace that evokes warmth and charm. A wooden bridge gracefully arches overhead to the viewing room, offering panoramic views of Wednesbury, making it an ideal spot for serene contemplation. Also overlooking the newly landscaped gardens which bring an array of flowers, foliage, trees, water feature and two crossing bridges. The Round House is complemented by many enchanting features that adds both charm and unique character to the estate, including the delightful windmill, perched gracefully in the gardens of this one acre plot. The windmill can be seen from the base of the town and has become a staple of the area.

In addition to its captivating main residence, The Round House includes a charming one-bedroom annex that further enhances the property's appeal. The annex features an open-plan living area that seamlessly integrates the living and dining spaces, creating a welcoming and airy atmosphere.

The Round House is not merely a residence; it is a statement of luxury and a beacon of sustainable design. Discover the unparalleled beauty and unique character of this architectural gem and experience the extraordinary lifestyle it offers.



Seller Insight

“ My parents were demolition contractors who spent 40 years taking down old houses, schools, factories, and a few churches across the West Midlands. From the schools they saved the oak gym floors, from the old houses the decorative brickwork, from the factories the huge steel joists, and from the churches the cast iron pillars and pieces of stone so heavy it took a crane to lift them. They then set about designing a dream home with those saved materials in mind, and the end result is a property so unique it can never be repeated.

Construction began in the 1980's and slowly progressed as my parents found the reclaimed materials they needed from one demolition project to the next. My brother and I spent our weekends growing up helping my father lay the ground work, clean all the wooden flooring by hand, chipping mortar off reclaimed bricks, and transporting stone by the lorry load.

26 years later, the Round House was finally finished complete with a second smaller home for my grandfather to live in and a windmill in the back garden for good measure.

What can't easily be conveyed without visiting the property is how peaceful it is there. Once the gates close you could be anywhere in the UK. As you walk around you'll notice the little details, the latin emblem from Hilltop School above the gates, the stone heads in the garden saved from churches, and the beautiful decorative window frames on the annex tower to name but a few.

I urge everyone who can to visit as it's only through experiencing the property first-hand that you get a true sense of the quality of the materials, the history they carry, and the peace that comes over you as you sit under the glass roof by the pool or wander around the beautiful gardens taking in the view.

It's a property that's perfect for a family, especially one that likes to entertain or wants to keep aging parents close by in the annex. We have enjoyed it as a family for the past four decades, but now it's time for someone else to look after and enjoy this truly unique home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.































Services, Utilities & Property Information

Utilities – Mains water, drainage, electricity & gas

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability – Ultrafast broadband is available in the area

Tenure – Freehold

Title – There is a restrictive covenant on the title stating that the land will not be used for the bulk storage of fluid material without prior consent from South Staffordshire Water Works Company.

Directions

Postcode for Sat Nav WS10 9DH

Local Authority: Sandwell Metropolitan Borough Council

Council Tax Band: G

Viewing Arrangements

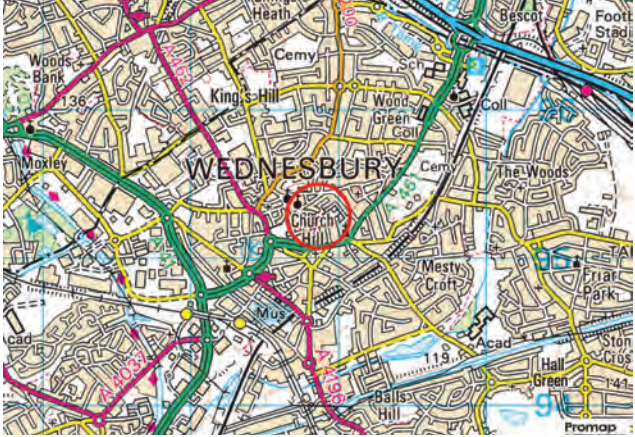
Strictly via the vendors sole agents Fine & Country on 01902 599 666

Website

For more information visit fineandcountry.com

Opening Hours:

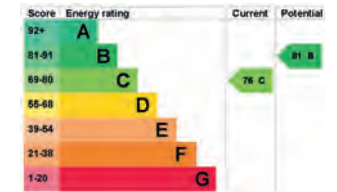
Monday to Friday - 9.00 am - 5.30 pm
 Saturday - 9.00 am - 4.30 pm
 Sunday - By appointment only



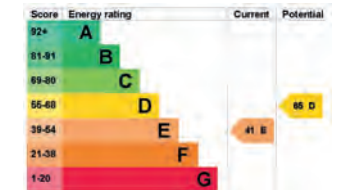


GROSS INTERNAL AREA
 TOTAL 636 m²/6,847 sq ft
 GROUND FLOOR: 354 m²/3,810 sq ft, FIRST FLOOR: 282 m²/3,037 sq ft
 EXCLUDED AREA: GARAGE: 68 m²/737 sq ft, WINDMILL: 13 m²/135 sq ft
 LODGE GROUND FLOOR: 48 m²/521 sq ft, LODGE FIRST FLOOR: 9 m²/92 sq ft, PATIO: 124 m²/1,331 sq ft

Main House



Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.09.2024







CHARLOTTE WILLIAMS
PARTNER AGENT
Fine & Country Wolverhampton
01926 455950
email: charlotte.williams@fineandcountry.com



MATTHEW LOWE
PARTNER AGENT
Fine & Country Solihull
07709 998 555
email: matthew.lowe@fineandcountry.com

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0) 1902 599 666
wolverhampton@fineandcountry.com
Kings House, St. Johns Square, West Midlands Wolverhampton WV2 4DT

