



Orchard House
6 Elmsdale | Wolverhampton | West Midlands | WV6 8ED

ORCHARD HOUSE

Nestled behind private gates in the sought-after area of Wightwick, this exceptional four-bedroom detached residence is a masterclass in refined living, seamlessly blending classic character with the warmth of nature and modern functionality.



ACCOMMODATION

- Immaculate interior
- Wraparound garden
- Private gated access
- Four bedrooms
- Five reception rooms
- Four en-suite bathrooms
- Original character
- Double garage and garden store room
- Desirable area

From the moment you arrive, the sense of exclusivity is undeniable. Enveloped by tall, mature trees, the wraparound garden ensures total seclusion and tranquillity; an idyllic sanctuary for those seeking privacy without compromise. Whether enjoying a quiet morning coffee or entertaining into the evening, the outdoor spaces offer a suntrap at every hour. The south-facing patio is perfect for al fresco dining, while the north-east facing balcony from the principal suite captures the soft morning light, ideal for peaceful starts to the day.

Step inside, and the home reveals itself as a true celebration of style, space, and soul. The interiors have been thoughtfully curated by the current owners, who have worked tirelessly to preserve the original character while introducing organic textures and nature-inspired design throughout. The result is a home that flows effortlessly yet remains rooted in authenticity.

At its heart lies a beautifully appointed kitchen, bathed in natural light, and fitted with high-quality amenities, designed with both family life and entertaining in mind. Adjoining this space is a substantial utility room which offers scope for conversion into a second (spice) kitchen, further enhancing its practicality for larger families or multi-generational living.

Each of the four spacious bedrooms benefits from its own luxurious en-suite, creating an intimate, boutique feel that guests and residents alike will appreciate. The principal bedroom is a particular highlight, featuring rich textiles and bespoke wallpaper from William Morris's Strawberry Thief collection. An exquisite nod to the Arts & Crafts movement, setting the tone for the rest of the home, where heritage-inspired design sits harmoniously alongside contemporary comforts.

With five elegant reception rooms, there is ample space for formal entertaining, relaxed family gatherings, or serene working-from-home environments - each room offering its own unique character while maintaining a consistent narrative of warmth, nature, and sophistication. A true treat is the large entertaining space, once a pool room, hidden behind its own secret passage - ideal for cosy family nights, seasonal entertaining, or even conversion into an entirely separate living space creating a separate joined annexe to the main residence.





Seller Insight

“ When we first stepped into Orchard House, it felt like we'd stumbled upon a slice of the countryside tucked right into Wolverhampton. The quietness, the privacy, and the abundance of space instantly drew us in. Every room had generous proportions, and the house radiated a calm, secluded charm that was hard to resist.

Over time, my favourite spot has become the kitchen. It's the heart of our home, filled with light and space where we spend countless hours together. I love that no matter where you stand in the house, you're greeted with views of trees - every window frames a little piece of nature. Even walking from room to room feels peaceful and uplifting.

We wanted to preserve some of the home's original character, so we kept the unique ceilings in the landing and front room but gave the rest of the house a thoughtful modernisation. New bathrooms, a redesigned kitchen, and even a dedicated movie room transformed the layout into something that flows beautifully while still holding onto its heritage.

The garden has been just as important to our lifestyle as the interior. It offers several spots to sit, dine, or entertain, and thanks to the positioning of the house, there's always a sunny patch somewhere. It's been wonderful to have that flexibility, whether we're enjoying a quiet morning coffee or hosting family gatherings.

Community life here is another thing I treasure. Orchard House sits in a small cul-de-sac where neighbours look out for each other. We've shared quiz nights on the green, watched children go trick-or-treating each Halloween, and kept in touch through our lively WhatsApp group. It's a supportive, friendly atmosphere that makes the place feel even more like home.

Location-wise, it's hard to beat. Schools, shops, and sports fields are all close by, and there are wonderful local pubs and restaurants to enjoy. Just down the road is a bus stop, and directly opposite is a National Trust property - a beautiful spot for walks, coffee, or seasonal events. It really gives us the best of both convenience and countryside living.

Looking back, Orchard House has given us space to relax, room to grow, and a setting that's been perfect for both quiet moments and celebrations. To the next owner, my only advice would be: take the time to enjoy every corner, inside and out - you'll soon discover just how special this place truly is.*

* 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.

























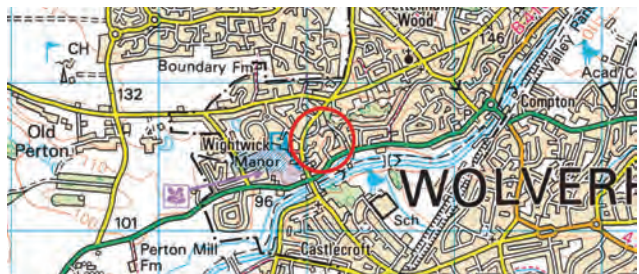
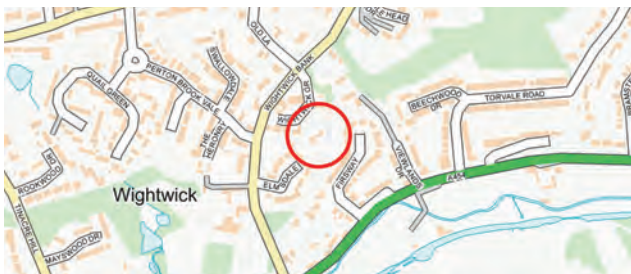


Location

This is more than just a home, it's a lifestyle. A rare opportunity to own a property of such calibre in one of Wolverhampton's most desirable locations. Wightwick is one of Wolverhampton's most sought-after and affluent residential areas, known for its leafy surroundings with excellent connectivity to city amenities, making it ideal for professionals, families, and retirees alike. Steeped in cultural and architectural heritage, it is home to the renowned Wightwick Manor & Gardens, a National Trust property celebrated for its Arts & Crafts design.

Orchard House is within walking distance of the Mermaid pub located on Bridgnorth Road. For keen golfers, the nearest course is Wergs Golf Club, located in Tettenhall. The nearest equestrian facilities are Mill Riding Centre in Pattingham.





Services, Utilities & Property Information

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Tenure - Freehold

Council Tax Band H - Wolverhampton City Council

Property Construction - Standard - brick and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - Ultrafast FTTC Broadband connection available - we advise you to check with your provider.

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

Parking - Garage parking for 2 cars and driveway parking for 4+ cars.

Special Notes - The property is situated in a conservation area.

There are trees on the property with Tree Preservation Orders.

There are restrictions and covenants on the property - please speak with the agent for details.

Viewing Arrangements

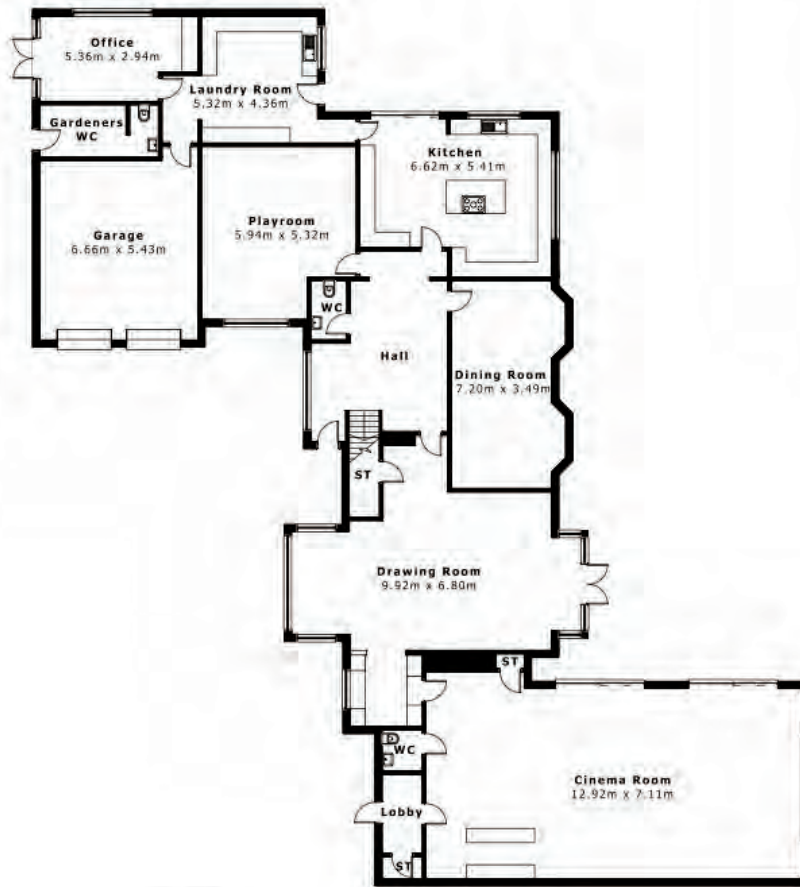
Strictly via the vendors sole agent Charlotte Williams at Fine & Country on 01902 599 666 - charlotte.williams@fineandcountry.com.

Website

For more information visit <https://www.fineandcountry.co.uk/wolverhampton-estate-agents>



Ground Floor



First Floor



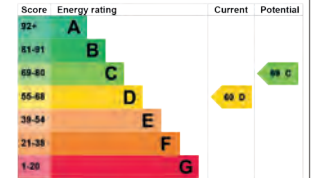
Orchard House, Elmsdale - Sales Plan

House Area: 479.6m² / 5162ft²

Garage Area: 34.2m² / 368ft²

Total Area: 513.8m² / 5530ft²

Please note that all measurements and fittings are Approximate and for illustrative purposes only. Not to scale.



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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.10.2025







CHARLOTTE WILLIAMS PROPERTY CONSULTANT

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I have worked for Fine & Country since September 2020 and started my journey as part of the Business Generation team, where my role was to help and assist our agents with client requests and generation of new business; I then became Property Consultant for Wolverhampton in 2024. Being local, I have worked in most areas of the Black Country and offer extensive knowledge of both residential and lettings services. Wolverhampton holds a special place in my heart, having graduated from the university in 2014 with a law degree and continuing on to complete a masters. My enthusiasm for interior and property engineering comes to the forefront when building relationships with clients and my passion to help buyers find their dream homes is my goal.

YOU CAN FOLLOW CHARLOTTE ON



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