



*Keepers Cottage, Codsall*



*An Individually Designed & Exclusive 5 Bedroom 3 Bathroom Detached Family House. Located On A Stunning Plot Of Approx. 0.6acres With The Added Feature Of A Self Contained 1 Bedroom Annex Lodge With Panoramic Surrounding Views!*

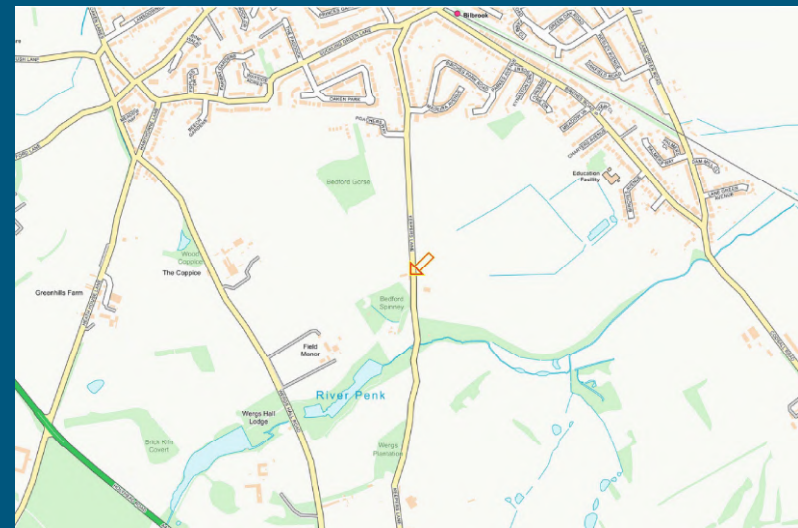
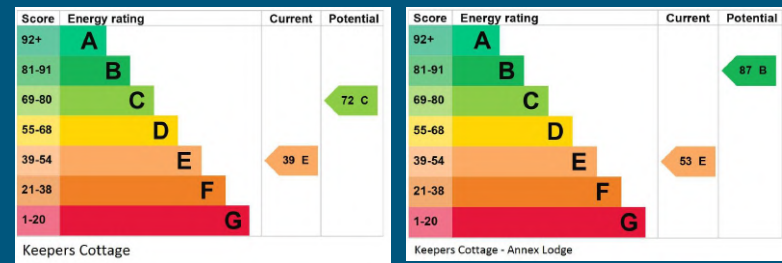
**Keepers Cottage, Keepers Lane, Codsall, Wolverhampton, WV8 1QJ**  
**Asking Price: £945,000**

Situated in a rare and special location, on the border of Codsall & Tettenhall with breathtaking panoramic views over surrounding countryside & woodland, this individually designed detached family house is undoubtedly one of the finest examples of its type currently listed on the market! With no expense spared, the current owners have thoughtfully restyled over the years to retain the charm and appeal of a character property whilst creating tastefully appointed accommodation, with a number of characteristic & superior features throughout. With a huge floor area of approx. 3,598.6sq feet, the extremely spacious accommodation offers a most versatile interior, with viewing highly recommended to appreciate this unique & desirable family home.

The first-class interior includes a large welcoming reception hall with a fitted cloakroom, front sitting room, separate dining room and a charming lounge with feature inglenook fireplace. Not only do the large reception rooms create an excellent layout for large families, but the rooms also all overlook the beautifully landscaped rear grounds. The ground floor also includes a breakfast kitchen which is fitted with a quality suite and a number of built in Bosch appliances with a useful utility/ laundry room adjacent. From the entrance hall, an L-Shaped staircase leads to the first-floor galleried landing where there are five bedrooms, all with built in wardrobes and four certainly double rooms. The two ensuite shower rooms and family bathroom are fitted with luxury suites. At the side of the house is a paved driveway that not only provides ample off-road parking but leads to the detached tandem garage. There is also an adjacent courtyard providing further gated off-road parking for several cars etc. A further exceptional feature is the self-contained annex lodge which has been designed to utilise the maximum space with dining kitchen, lounge with log burner stove, inner hall, double bedroom and bathroom. The comfortable space is ideal for aged relatives or family members requiring the support of being near to family whilst having their own independence. One of the most striking features of Keepers Cottage is the south facing fully stocked rear garden, sat in a plot of approx. 0.6acres. The grounds have been extensively landscaped to provide a most stunning setting whilst maintaining the maximum privacy, perfect for hosting summer garden parties and of course enjoying the unique 360° panoramic views.

Although enjoying a secluded countryside position, Keepers Cottage is still very convenient for the majority of amenities having Tettenhall, Codsall & Bilbrook all within easy reach. These include a wide range of facilities including excellent schools in both sectors, popular coffee shops, local shops, Tennis & Cricket Clubs, Golf Clubs and of course Tettenhall Green playing fields & pool. Bilbrook train station is also only 0.5 miles away, the city centre is less than 3 miles, and the M54 motorway is a short drive, perfect for commuting to Birmingham, Telford and other principal cities.

Viewing is highly recommended to appreciate this most individual property, being a superb example of a first-class family home.



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**Reception Hall:** Hardwood front door with stained glass opaque inserts, covered radiator, coved ceiling, laminate flooring, L-Shaped staircase to first floor and double-glazed window to front. **Fitted Cloakroom:** A range of built in base cupboards & wardrobes with overhead stores, vanity unit, LED wall mounted mirror, low level WC, chrome heated towel rail, part tiled walls, wall light points, coved ceiling, Karndean oak strip flooring and double-glazed opaque window to front.

**Sitting Room: 13'11" (4.23m) x 11ft (3.36m)**

Two radiators, coved ceiling, double glazed bow window to front and matching patio doors to rear garden.

**Living Room: 18'1" (5.50m) x 16ft (4.87m)**

A feature brick Inglewood fireplace with shelving, background lighting and log burning stove with copper chimney, radiator, wall light points, coved ceiling, double glazed French doors to rear with two further sets of further patio doors to rear garden.

**Dining Room: 17'1" (5.20m) x 11'9" (3.50m)** Radiator, coved ceiling and oak framed double glazed French doors to rear garden.

**Breakfast Kitchen: 20'1" (6.12m) x 10'11" (3.33m)**

Fitted with an extensive suite of luxury laminate units comprising a range of base cupboards & drawers with matching suspended wall cupboards having display lighting, Corian worktops with sunken ceramic 1½ drainer sink unit & chrome mixer tap, a range of built in Bosch appliances including double electric oven with combination grill/ oven over, warming drawer, 4-ring induction hob with stainless steel extractor hood over & built in microwave, dishwasher, radiator, recessed ceiling spotlights, Karndean flooring and double glazed windows to front & side.

**Utility: 11'3" (3.42m) x 9'6" (2.89m)**

Fitted with a matching suite of light units comprising a range of base cupboards & drawers with matching laminate worktops, 1½ drainer ceramic sink with mixer tap, central heating boiler, plumbing for washing machine, recessed ceiling spotlights, Karndean flooring, double-glazed windows to side & rear and stable door to garden.

**First Floor Galleried Landing:** Covered radiator, coved ceiling, loft hatch and double-glazed window to front.

**Bedroom One: 29ft (8.48m) x 11'10" (3.60m)**

Radiator, coved ceiling, recessed ceiling spotlights and oak framed double-glazed windows to rear. **Ensuite/ Dressing Room: 10'10" (3.30m) x 9'6" (2.90m)** A range of bespoke built in full width wardrobes, vanity unit with mirror & suspended cupboards over with spotlighting, double shower enclosure with overhead rainfall shower & hand held spray, recessed WC with storage & bidet, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, laminate effect cushioned flooring and double glazed window to rear.

**Bedroom Two: 13'3" (4.04m) x 11ft (3.36m)**

Built in full width wardrobes, radiator, recessed ceiling spotlights and double-glazed windows to front & side. **Ensuite:** Fitted with a white suite comprising corner shower enclosure, low level WC, vanity unit, chrome heated towel rail, part tiled walls, extractor fan, built in airing cupboard, vinyl flooring and double-glazed opaque window to side.

**Bedroom Three: 15'11" (4.86m) x 11ft (3.36m)**

Fitted with built in furniture including twin double wardrobes with overhead stores, matching bedside tables & dressing table, radiator, coved ceiling and double-glazed window to side.

**Bedroom Four: 16'5" (5.01m) x 11'7" (3.53m)**

Fitted with built in furniture including wardrobes, overhead stores, drawers & dressing table, radiator, coved ceiling and double-glazed windows to front & side.

**Bedroom Five: 12ft (3.66m) x 7'1" (2.16m)**

Fitted with built in furniture including double wardrobes & drawers, radiator, coved ceiling and double-glazed window to front.

**Family Bathroom: 10'6" (3.21m) x 6'5" (1.96m)**

Fitted with a luxury white suite comprising P-Shaped panelled bath with electric shower & screen, vanity unit with bidet & storage, recessed WC, mirrored cabinet with spotlighting, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, tiled effect vinyl cushioned flooring and double-glazed window to rear.

**Keepers Lodge/Annex: Open Plan Dining Kitchen: 18'8" (5.69m) x 9'6" (2.90m)** Fitted with a matching suite of contemporary gloss units comprising stainless steel single drainer sink unit with mixer tap, a range of base cupboards & drawers with matching suspended wall cupboards & laminate worktops, built in electric oven, built in combination microwave, 4- ring electric hob & stainless steel extractor hood over, storage heater, recessed ceiling spotlights, laminate effect flooring, hardwood glazed windows to rear with matching opaque door. **Lounge:** 17'7" (5.35m) x 10ft (3.04m) Log burner stove, storage heater, coved ceiling, glazed windows to rear and PVC double glazed door. **Inner Hall:** Coved ceiling, loft hatch and floor to ceiling built in wardrobes housing hot water tank. **Bedroom: 13'2" (4.02m) x 9'11" (3.01m)** Electric storage heater, coved ceiling and double-glazed window to rear with leaded glazed window to side. **Bathroom: 7'1" (2.16m) x 5'7" (1.70m)** Fitted with a white suite comprising panelled bath with electric shower & separate handheld spray, vanity unit with storage & recessed WC, electric panel heater, tiled walls, wall light points, coved ceiling, vinyl flooring and opaque window to side.

**Garage: 26'5" (8.06m) x 10'4" (3.14m)** 'Up & Over' automatic garage door, power, lighting, workshop area, storage into vaulted ceiling, side door with glazed windows. **Garden/Log Store: 10'5" (3.18m) x 5'1" (1.56m)**



**Gardens:** As Keepers Cottage is sat on a plot of approx. 0.6 acres, the south-west facing gardens has been beautifully landscaped to create a most scenic and colourful setting, offering the upmost privacy and with 360° picturesque views over fields & woodland. The formal gardens include a large, shaped terrace with sandstone style slabs, feature lawn with summer house & curved flowering borders having a large variety of shrubs & trees, concealed large timber shed, greenhouse & vegetable plot at rear, surrounding fencing & hedging, exterior lighting and gated side access to driveway. The lawn has a boundary wire installed to allow for a robotic lawn cutting.

**Adjacent Courtyard:** Providing gated off-road parking for several vehicles with surrounding fencing & gravelled driveway and five bar gate.

**Tenure:** Freehold

**Council Tax:** Band G – South Staffordshire

**EPC Rating:** E (39) No: 0600-3559-0322-3400-3253 (Keepers Cottage) & E (53) No: 8900-8256-0222-3009-3253 (Keepers Cottage Annex)

**Total Floor Area:** 3,598.6sq feet (334.3sq metres) Approx. including main house & annex lodge

**Broadband –** Ofcom checker shows Standard & Superfast are available

**Mobile:** Ofcom checker shows two of four main providers have likely coverage indoor and all four have likely coverage outdoor.

**Services:** We are informed by the Vendors that electricity services are installed separately to both the lodge and the main house. There is an LPG tank installed discreetly installed away from the property and a modern septic tank.

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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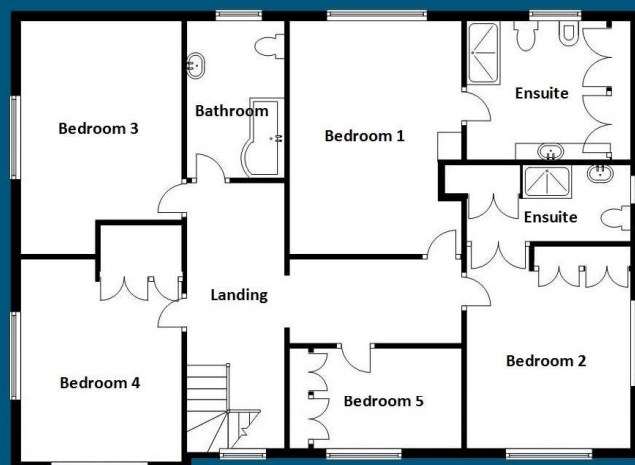
**Total Floor Area: 3598.6sq feet  
(334.3sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



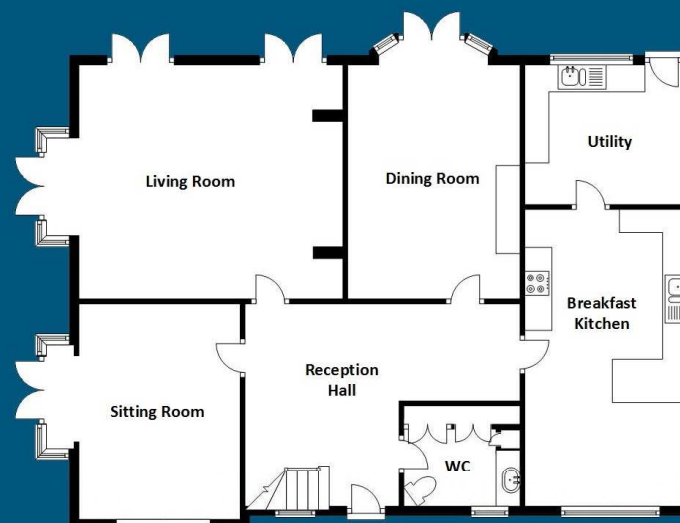
## First Floor

Approx.: 1412.9sq feet (131.3sq metres)



## Ground Floor

Approx.: 2,185.6sq feet (203.1sq metres)



### PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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