



Lower Penn Farmhouse
Lower Penn, Wolverhampton, WV4 4UF

peterjames
PROPERTY

Lower Penn Farmhouse

Penn – 1.7 miles
Wolverhampton – 4. miles
(Distances are approximate)

A real hidden gem, this charming 6-bedroom detached farmhouse offers exceptionally generous proportions and country living.

Beautiful entrance hall
Guest WC
Lounge with impressive fireplace
Dining room
Sitting room
Kitchen with dining area and fireplace
Sizeable dry cellar
Third living room/playroom
Conservatory
Second ground-floor WC
Master bedroom with ensuite
First floor bathroom
Five further bedrooms
Second-floor bathroom
Double garage
Outbuilding with annex potential
Gated courtyard parking
1.2 acres of beautiful gardens
Countryside views



Lower Penn Farmhouse

Only a few minutes' drive from Wolverhampton and ideal for commuting into the Black Country, this glorious, 6-bedroom detached period farmhouse is located on a very quiet country lane in a highly sought-after village, immediately to the south-west of the city. Dating partly from the 16th century with 17th century additions, the farmhouse is a wonderful example of the unique character and incredible proportions associated with this type of property, providing an enviable rural dwelling perfect for modern families. Set in approximately 1.2 acres of beautiful grounds, the house boasts a wealth of period features combined with high-quality internal joinery, timber-framed windows, and handmade doors. With excellent potential for further improvement, this large country house includes a stunning entrance hall with rich timber panelling and parquet flooring, a magnificent dining room, a lounge with inglenook fireplace, and a second sitting room. The kitchen is of pleasantly generous dimensions, arranged around a traditional Aga range and having a dining area with wood-burning stove. Beneath, a large, dry cellar provides considerable storage while off the kitchen, a third living room leads onto a sizeable conservatory. The two upper floors boast a total of six double bedrooms, including the superb master and en suite. Two house bathrooms serve these rooms, one to each floor. In addition to the glorious gardens, the property's grounds include gated courtyard parking and a substantial outbuilding. Currently arranged as a double garage and a separate storage space, this building represents an excellent opportunity to create self-contained, annex accommodation with a dedicated entrance and plenty of room for supplemental parking.



At the front of the house, an entrance door beneath an impressive timber porch opens to a wonderful, L-shaped **hallway**, characterised by rich timber panelling and stunning parquet flooring. To the left of the front door, one enters the superb **lounge**, featuring glorious timber beams, wooden flooring, dual-aspect windows, and an imposing, inglenook open fireplace. The space leads into the beautiful **dining room**, lit by a large, full-height bay window framing French doors to the garden at the rear. Across the hallway, the **sitting room** boasts a charming traditional fireplace and double windows to the courtyard at the front. The hall extends to the right, passing the **downstairs WC** before reaching the large **kitchen and breakfast space**, illuminated by windows to three elevations and offering an alternative entrance door from the driveway. A split-level, informal family hub, the breakfast area boasts a fireplace with wood-burner while the kitchen includes a traditional white Aga, and space for both a dishwasher and a conventional cooker. A door conceals steps to the spacious **two-room dry cellar** below, ideal for storage. Off the breakfast area, a **third living room** is provided beneath a high, vaulted ceiling, supported by a substantial, aged timber purlin overhead. A door continues to the **conservatory** at the rear, which is of a considerable size and offers a door to the garden. A second ground-floor **WC** can also be found off.

From the hallway, a charming double timber staircase climbs to the first-floor landing, where the **master bedroom** is located on the right at the front of the property. A large double with dual-aspect windows, the palatial master enjoys extensive, fitted cream furniture, encompassing wardrobes, bedside units, a vanity cabinet, and a dresser, in addition to further storage. The **en suite** is of luxurious proportions, featuring a sunken corner bath. Opposite the master, the **sixth bedroom** is a good-sized single,

alternatively ideal as a comfortable home office. Beside the master bedroom, the property's **principal house bathroom** is exceptionally spacious, featuring a walk-in shower and a large corner bath. **Bedrooms four and five** are also provided off this landing and are located at the front of the property, both good-sized doubles. Stairs continue to the second floor, where two further ample double rooms, the **second and third bedrooms**, are served by the **second house bathroom**, a large room with bath and shower over.

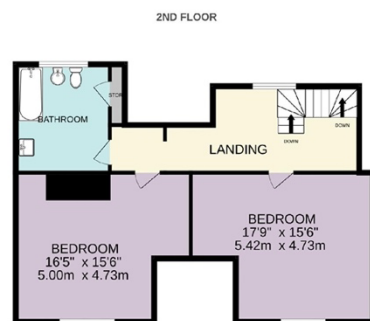
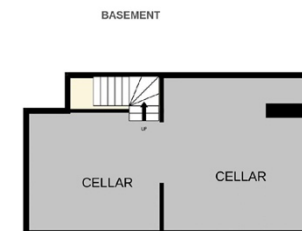
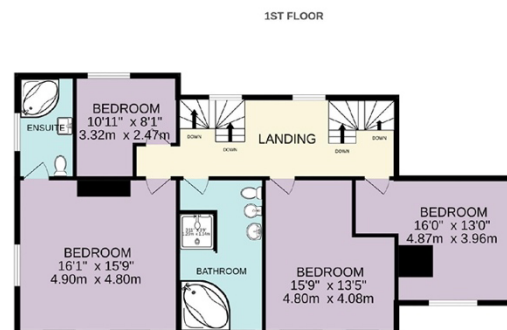
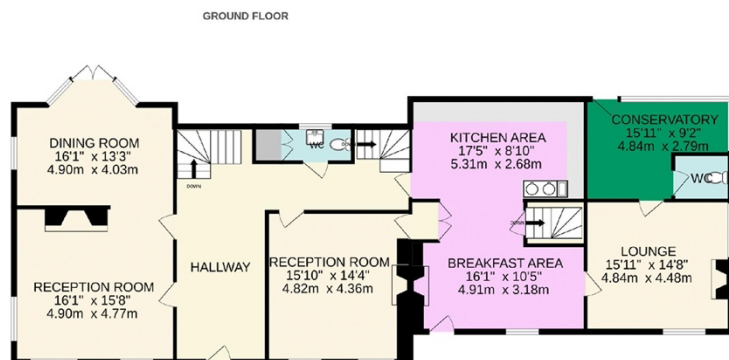
The farmhouse sits within extensive grounds, behind a gated, block-paved courtyard to the front elevation. Offering considerable parking, the courtyard offers access to a range of outbuildings and **garaging**, providing ideal space for conversion to self-contained, accessible annex accommodation, subject to planning approval. At the centre of the courtyard, a neat lawn is home to a mature tree and shrubs, while gardens are provided to three sides, mostly lawned with a wide patio, numerous trees, and established planting.

Situation

The property is located just outside Wolverhampton in charming Lower Penn, perfectly placed to enjoy wonderful views across open countryside. Only a few minutes from Wolverhampton, the property is close to excellent local and national road links, with the M54 and M6 within a short distance. The A449 is particularly convenient, facilitating easy travel towards Stourbridge, Kidderminster, Dudley, and Birmingham. Rail access to Birmingham, London and the North can be sought within fifteen minutes at Wolverhampton station. For families, the property is close to a choice of excellent

schooling in both sectors, including Highfields secondary, Springdale Infants, Warstones Primary and local village primary schools, at both Trysull and Penn Common. Wolverhampton's well-regarded independent schools offer plenty of choice and Newbridge Preparatory, recently rated number two in the country, stands within only fifteen minutes' drive. Comprehensive amenities are provided across south-west Wolverhampton and Wombourne's bustling High Street is just four minutes away. A large established village, Wombourne offers additional amenities and good schools at all levels.

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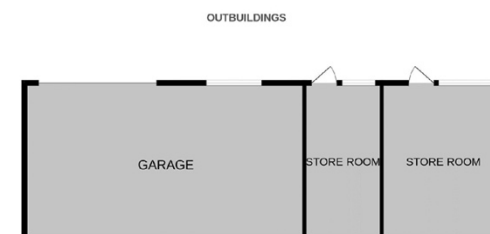


LOWER PENN FARMHOUSE

TOTAL FLOOR AREA : 4847sq.ft. (450.3 sq.m.) approx.

FOR IDENTIFICATION ONLY. NOT TO SCALE.

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EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

peterjames
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2 High Street, Tettenhall, WV6 8QT

Tel: 01902 754777

Email: sales@peterjamesproperty.com

www.peterjamesproperty.com