



Fordbrook
Trescott, Lower Penn, WV4 4XL

peterjames
PROPERTY

Fordbrook

A substantial and elegant 4-bedroom detached country house only a mile and a half from the city's edge, yet surrounded by open fields.

Beautiful reception hall and galleried landing
Downstairs WC
Cloakroom
Office
Drawing room
Sitting room
Excellent breakfast kitchen
Utility
Boot room
24ft oak-framed garden room
Luxurious master bedroom with en suite
Two further en suite double bedrooms
Fourth bedroom
Family bathroom
Gated private driveway
Detached double garage with first-floor annex, ideal for guests or holiday lets
Beautiful gardens to three sides
Large summerhouse
Two-acre paddock (approx.)



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Only a mile and a half from the outskirts of Wolverhampton, this immaculately presented 4-bedroom detached house is enveloped by glorious open countryside and enjoys an enviable rural location, within very easy reach of the city and commuter links. Dating from the 1890s, the property was originally constructed as two farm cottages, since combined and significantly extended to provide a large, cohesive, and very well-appointed family home. The property is ideally positioned for schooling across western Wolverhampton and the surrounding villages, with primary schooling available in Trysull and Perton only a few minutes' drive away, and secondary schooling provided at a similar distance in Castlecroft. An excellent selection of independent options is also available within Wolverhampton and the surrounding area. Internally, the house is exceptionally well-presented and retains numerous original features, coupled with fireplaces to almost all living spaces and timber-framed double-glazing throughout. Off the welcoming reception hall, with galleried landing above, the property offers a useful home office, a large dual-aspect drawing room, and a comfortable second sitting room preceding the superb, hand-built solid hardwood and granite Dayrooms breakfast kitchen. A utility and boot-room provide a second entry point off the driveway, while a stunning Prime Oak garden room can be found off the kitchen, offering a wonderful, 24ft year-round living space perfect for summer entertaining. Upstairs, the galleried landing leads onto a sumptuously spacious master bedroom and a palatial en suite, appointed to a high specification, in addition to a second en suite bedroom and potential dressing area, a third en suite bedroom, the family bathroom, and a fourth single room. Within the extensive grounds, the property boasts beautiful gardens to three sides and magnificent country views, overlooking surrounding fields, livestock, and wildlife. A large timber summerhouse is also available with WC, perfect for garden storage or outdoor summer living, and the grounds include a two-acre (approx.) paddock suitable for equestrian use. Off the secure, sweeping gated driveway, the property boasts a detached double garage and a delightful first-floor guest suite, having a bedroom, en suite shower room, kitchenette, and a balcony with gorgeous views across the landscape. This is ideal as guest accommodation, a large home office, or potentially for holiday lets.

At the front of the property, a charming traditional front door with leaded glazing opens to the impressive **reception hall**, a large yet welcoming space laid with classic black and white floor tiles beneath a galleried landing. A door to the right reveals the beautifully presented **downstairs WC**, having modern fittings and feature wallpaper, while an adjacent door opens to a cloakroom with the boiler room beyond. Across the hall to the left the property enjoys a comfortable dual-aspect **home office**, featuring a traditional gas fireplace and fitted book-shelving. To the rear of the hall one enters the spectacular **drawing room**, a large room featuring French doors to the rear, laid with glorious solid hardwood strip flooring and illuminated by a wonderful bay window to the side of the house. The space enjoys a wonderfully ornate, arched gas fireplace, in a period style to complement the elegant ambience of the property. The **sitting room** can also be found at the rear, a delightful second living space lit by double doors to the rear garden. This versatile additional room includes wood-effect flooring, a fitted cupboard with alcove shelving, and an electric fireplace in a stone-style, cream surround. A door continues off this room to the large **dining kitchen**, an enviably appointed L-shaped space featuring hand-built white Dayrooms units and a combination of black granite and solid timber worktops, arranged around a gleaming royal blue Aga range. An island with curved breakfast bar sits before a third set of double doors to the garden and a substantial pantry is also available off the kitchen. Beside the dining area, the kitchen boasts a brick fireplace with wood-burning stove and the archway to the kitchen facilities displays the original brickwork, framing detailed carvings. An extensive selection of integrated appliances includes a double Belfast sink, a new dishwasher, double electric ovens, an espresso machine, microwave, induction hob, a large American-style fridge-freezer, and an under-counter fridge. The **laundry room** can be found beside the kitchen, off the dining area, and is similarly well-appointed with a Belfast sink, plenty of space for appliances, and full-height fitted store cupboards. The **boot room** is located off, providing an alternative entrance at the side via a stable door. Off the dining area, double doors flow seamlessly onto the **24-ft oak-framed garden room**, constructed by Prime Oak with a solid, beamed roof, French doors to the patio, and superb garden views to three sides.

From the entrance hall, stairs rise to the galleried landing above, lit by a window to the front aspect and displaying elegant, curved banister finials. The **master bedroom** is situated on the left at the top of the stairs and is luxuriously spacious, having a dual-aspect, glorious countryside views, exceptional natural light, and a full wall of fitted cream wardrobes. The **master en suite** is of palatial proportions and is very well-appointed, with a stylish freestanding bath, a large



walk-in shower, and excellent contemporary stone-style tiling. A long corridor leads off the landing, presenting a sizeable store cupboard on the left beside the **second bedroom**, a 23ft double room with potential to create a dressing area if desired. This room already features two windows and a very attractive, contemporary **en suite**, having a walk-in shower. Opposite this bedroom, **bedroom four** is a smaller double or an ample single room lit by a window to the front elevation. The **family bathroom** is adjacent and is very well-presented, with a white suite including a freestanding, roll-top bath and a built-in cupboard. The **third bedroom** is located at the end of this corridor, a generous double illuminated by double windows to the front and having extensive fitted cream gloss and dark wood-effect wardrobes. The stylish **en suite** benefits from a walk-in shower.

Approached by a long, gated private driveway with intercom system, the property sits within 2¼ acres of grounds (approx.) and offers considerable forecourt parking. The **detached double garage** is secured by automatic double doors and a pedestrian door at the side, while an external staircase to the left climbs to the first floor of the garage, where the self-contained annex is accessible off a balcony enjoying magnificent rural views. The annex boasts a **kitchenette**, presented to a very good standard and leading to a large **double bedroom** with vaulted ceiling, roof windows, a charming circular feature window, and extensive fitted furniture. The stylish, modern **en suite** includes a walk-in shower and the annex is fitted with a heat-pump for central heating. Surrounding the property on three sides, the grounds are predominantly laid to sweeping lawns enclosed by neat hedging, with a substantial paved patio, mature trees, and planted beds. A large timber summerhouse with deck is provided off the rear lawn, ideal for various purposes and having a WC, storage mezzanine, and bar. Off the driveway, the property also enjoys the considerable benefit of a two-acre equestrian paddock, conveniently accessed via a gate from the driveway beside the house.

Situation

Lying just outside Wolverhampton to the west, this incredible rural home is surrounded by the open countryside which rolls away towards the picturesque Salopian market town of Bridgnorth. Bridgnorth is a popular destination for shoppers and foodies alike, thanks to its choice of eateries, independent retailers, chain stores and weekly markets, and is conveniently located less than 15 minutes from the property. Wolverhampton is just two miles east, ideal for commuting into the city, with Telford also within easy reach further west. Rail connections can be sought within a short drive at both Codsall and Albrighton, while access to the M54 motorway, linking to the M6, can also be found within 15 minutes' drive at J3. The property is surrounded by delightful villages, including Pattingham, Worfield, Trysull, and Perton, all offering shops, eateries, and popular primary schools. A choice of secondary schooling is available within a short drive at Wombourne, Bridgnorth, Castlecroft, or Codsall, while the independent sector provides an excellent choice of options throughout Wolverhampton, Telford, Shrewsbury, and further north in Brewood, Cannock, and Stafford.





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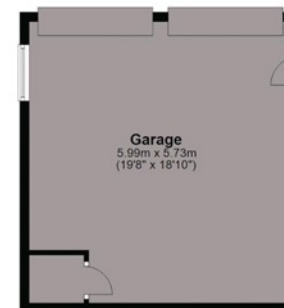
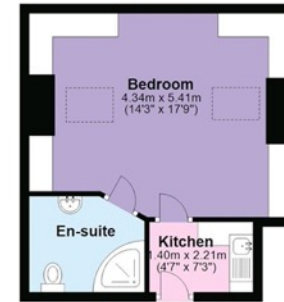
HOUSE: 256.2 sq.m 2758 sq.ft.

ANNEX: 30.5 sq.m 328 sq.ft.

GARAGE: 34.3 sq.m 369 sq.ft.

TOTAL: 321.0 sq.m 3455 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.
DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION
ONLY. SIZE AND LOCATION APPROXIMATE.



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.

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