



Keepers Cottage, Codsall

An Individually Designed & Exclusive 5 Bedroom 3 Bathroom Detached Family House,
 Located On A Stunning Plot Of Approx. 0.6 acres 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: £895,000

A Rare Opportunity to Own One of Codsall & Tettenhall's Finest Homes – With Unrivalled Panoramic Views!

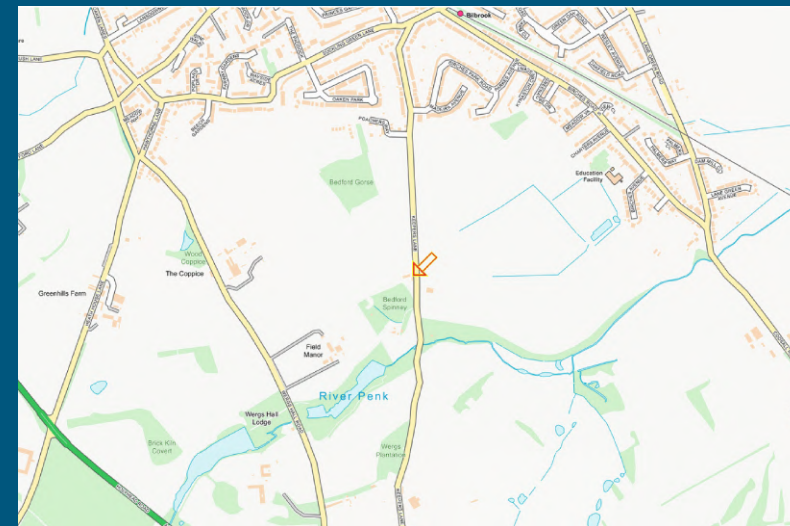
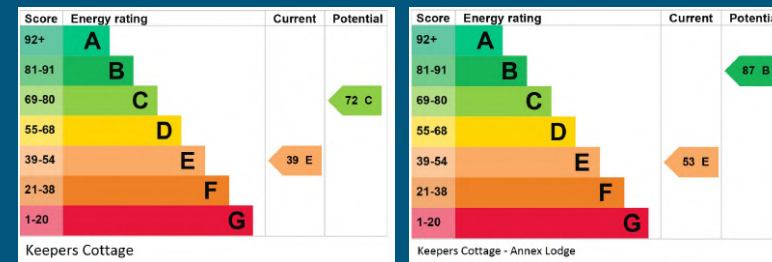
Occupying an extraordinary and highly sought-after position on the border of Codsall and Tettenhall, *Keepers Cottage* stands as a truly exceptional detached residence, individually designed and beautifully elevated to capture breath taking 360° views across rolling countryside and mature woodland. Homes of this calibre, setting and scale seldom come to market.

Thoughtfully restyled over the years with no expense spared, the current owners have masterfully blended the timeless charm of a character property with luxury modern living, resulting in a home rich in superior finishes, warmth and personality. Offering impressive approx. 3,598.6sq feet of versatile accommodation, this is a residence that must be viewed to be fully appreciated.

The grand reception hall sets the tone for the first-class interior, leading to a fitted cloakroom, elegant front sitting room, formal dining room and a charming lounge centred around a striking inglenook fireplace. Each of the generous reception rooms enjoys views over the beautifully landscaped rear grounds, creating a seamless connection between indoor comfort and outdoor tranquillity. The breakfast kitchen is fitted with a high-quality suite and Bosch integrated appliances, complemented by a practical utility/laundry room. An L-shaped staircase rises to the impressive galleried landing, where you will find five bedrooms, all with built-in wardrobes, including four spacious doubles. The two ensuite shower rooms and family bathroom are finished with luxury suites, adding to the home's premium feel.

Externally, the property continues to impress. A paved driveway provides ample off-road parking and leads to the detached tandem garage, while an adjacent gated courtyard offers further secure parking for several vehicles. A standout feature is the self-contained annex lodge, thoughtfully designed to maximise space with its own dining kitchen, lounge with log burner, double bedroom and bathroom – ideal for multi-generational living or independent family members. The south-facing rear garden, set within approximately 0.6 acres, is a true showpiece. Fully stocked, extensively landscaped and wonderfully private, it provides a stunning backdrop for summer entertaining, quiet relaxation and enjoying the uninterrupted panoramic views that make this home so special.

Despite its peaceful countryside setting, *Keepers Cottage* is perfectly placed for convenience, with Tettenhall, Codsall and Bilbrook all within easy reach. Excellent schools, boutique shops, coffee houses, sports clubs, Tettenhall Green and Bilbrook train station (0.5 miles) are close by, while Wolverhampton city centre (under 3 miles) and the M54 offer superb commuter links to Birmingham, Telford and beyond. A truly individual home of distinction, early viewing is strongly recommended to appreciate the lifestyle, setting and exceptional quality on offer.



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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. 0.6acres, 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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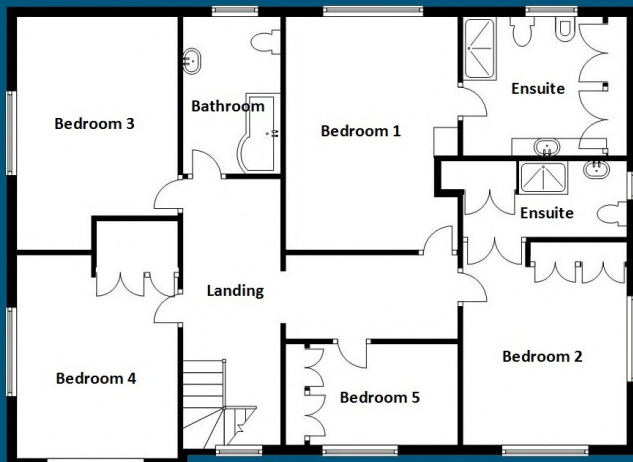
**Total Floor Area: 3598.6sq feet
(334.3sq metres) Approx.**

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



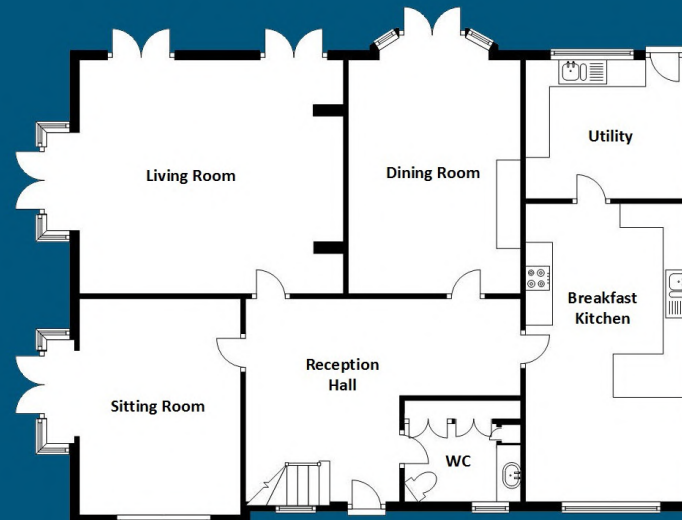
First Floor

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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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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