



Hilltop, Coldham, Brewood

Offers In Region Of £1,250,000

**LEE COOKE**  
ESTATE AGENCY GROUP  
— exp —

01785 526777 (Staffordshire)  
01952 370777 (Shropshire)  
01902 239777 (Wolverhampton)  
07376 581129 (WhatsApp)  
lee.cooke@exp.uk.com  
www.leecooke.exp.uk.com



## Hilltop, Coldham, Brewood

**Welcome to " Hilltop Brewood " An exceptional detached country residence boasting equestrian facilities, stables, paddocks and separate detached barn with office space and potential for annex conversion, private tennis/basketball court.**

This magnificent home is approached via an expansive driveway providing generous parking, and is complemented by beautifully landscaped gardens and well-kept paddocks with independent access, all set within approximately three acres of private grounds.

Internally, the ground floor features a superb collection of reception rooms, including an elegant entertaining and dining area, piano room, comfortable sitting room, fitted kitchen, charming breakfast room, evening lounge, practical boot room, larder/utility room, guest cloakroom/WC, and sixth bedroom. The first floor provides five additional bedrooms, two dressing areas, adjoining en-suites and a refitted family bathroom.







## ENTRANCE RECEPTION HALL – 12'0" × 11'0"

A welcoming entrance reception hall having a feature traditional wooden front door with double-glazed side viewing window. Opening leads into the inner hallway. Stairs with handrail and spindles rise to the first floor. Features include ceiling beams, central-heated radiator, traditional feature wood flooring and internal feature wooden doors leading to various rooms.

## INNER HALL

Having traditional feature wooden flooring, doors to various rooms and a storage cupboard.

## GUEST WC

Fitted suite comprising a low-flush toilet and wall-mounted wash basin. Having a large storage area, part-tiled walls, wall-mounted mirror, double-glazed window to front and door leading into the inner hall.







LEE COOKE  
ESTATE AGENCY GROUP  
exp

LEE COOKE  
ESTATE AGENCY GROUP  
exp



### ENTERTAINMENT DINING ROOM – 15'5" into recess x 12'7"

A spacious reception room with double-glazed bay window to front and additional double-glazed window to side. Features include an Inglenook-style fireplace with copper feature hood, laminate flooring, central-heated radiator, traditional ceiling beams and opening leading into the piano room.

### PIANO ROOM – 12'3" x 8'0" max / 6'7" min

Having two double-glazed windows to front, laminate flooring, two central-heated radiators and feature ceiling beams. Door leads into the entrance reception hall, with opening leading into the entertainment dining room.

### FIRST FLOOR LANDING

Having stairs with handrail and spindles leading to ground floor, internal doors to various rooms, storage cupboard, central-heated radiator and feature ceiling beams.



### SITTING ROOM – 16'4" x 11'8" into recess

Having double-glazed window with rear garden views, laminate flooring, feature fireplace with log burner and stone surround, central-heated radiator and door leading to the entrance hall.

### KITCHEN – 17'0" x 11'5" max / 10'2" min

A superbly refitted kitchen with two double-glazed windows to front, opening to the breakfast room and door to the entrance hall. Features a redesigned selection of wall and base units with Corian worktops, integrated 1½ drainer sink unit, free-standing range cooker with extractor hood, granite-tiled flooring, part brick-effect tiled walls and feature ceiling beams. Further doors lead to the boot room and larder/utility.

### LARDER / UTILITY – 8'0" x 5'7"

Housing a wall-mounted Worcester boiler, with plumbing for washing machine, traditional cold slab, quarry-tile flooring and door leading to the kitchen.



### BOOT ROOM

Situated to the side of the property, having door and windows to the main car parking area, door and window to the kitchen and tiled flooring.

### BREAKFAST ROOM – 14'3" x 9'3"

Featuring two double-glazed windows with rear garden views, opening to the kitchen, door to the evening lounge, granite-tiled flooring, central-heated radiator and built-in storage cupboards.

### EVENING LOUNGE

A delightful room having double-glazed windows to front and rear, French doors to the rear entertainment patio area, part-panelled walls, laminate flooring, fireplace, central-heated radiator and door leading into the breakfast room.





### **BEDROOM 6 – 12'7" × 10'4" (GROUND FLOOR OCCASIONAL GUEST ROOM)**

A versatile ground-floor family/guest bedroom with feature stone fireplace, central-heated radiator, double-glazed window to rear with garden views, feature ceiling beams and door leading to the entrance hall.

### **BEDROOM 1 (LEFT WING) – 17'0" × 11'0"**

A generous master bedroom with two double-glazed windows offering countryside views to rear, central-heated radiator, opening to the dressing/wardrobe area and door to the master ensuite.

### **DRESSING / WARDROBE AREA – 11'6" × 3'7"**

Adjoining Bedroom 1 with built-in wardrobes, central-heated radiator, door to the landing and opening into the main bedroom.



### **MASTER ENSUITE (ENSUITE 1)**

Fitted suite including low-flush toilet, feature sunken bath, wash basin set in vanity unit, walk-in shower area, wall-mounted mirror, central-heated radiator, LVT flooring, part-tiled walls and two double-glazed windows to front and side. Door leads into Bedroom 1.

### **BEDROOM 2 (RIGHT WING) – 12'9" × 14'4" into recess**

Having two double-glazed windows with countryside views, opening to the dressing/study area, two central-heated radiators, feature oak ceiling beams, connecting internal door to Bedroom 3 and traditional fireplace.

### **DRESSING AREA / STUDY – 9'4" max × 6'1"**

With double-glazed window to front, built-in wardrobes, archway to Bedroom 2 and archway to Ensuite 2.



### **ENSUITE 2**

Accessed via archway from the dressing/study area. Fitted suite with walk-in shower, bidet, low-flush toilet, wall-mounted wash basin, heated towel rail, tiled floor and walls, shaving point, wall-mounted mirror, spotlights to ceiling and double-glazed window to front.

### **WARDROBE STORAGE AREA – 8'5" × 3'1"**

With central-heated radiator, door to landing and openings leading to dressing room and Bedroom 2.

### **BEDROOM 3 – 13'0" × 8'0"**

Double-glazed front window with countryside views, door to landing, internal connecting door to Bedroom 2, central-heated radiator, loft access and feature oak beams.



#### **BEDROOM 4 – 12'8" × 13'0"**

Featuring cast-iron stove/fireplace, central-heated radiator, loft access, feature ceiling beams and double-glazed window with countryside views.

#### **BEDROOM 5 – 11'0" × 14'0" max**

Having double-glazed rear window with countryside views, built-in wardrobe, loft access, two central-heated radiators and door to landing.

#### **FAMILY BATHROOM**

With double-glazed window to front, tiled floor and part-tiled walls, wall-mounted mirror, heated towel rail, spotlights to ceiling and a refitted suite comprising fitted bath, wash basin in vanity unit and low-flush toilet.







**LEE COOKE**  
ESTATE AGENCY GROUP

Lee Cooke Estate Agency Group Powered By eXp is an approved agent of eXp World UK Limited, trading as eXp UK, registered at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29.

If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommend that you check the contract you have with your current agent.