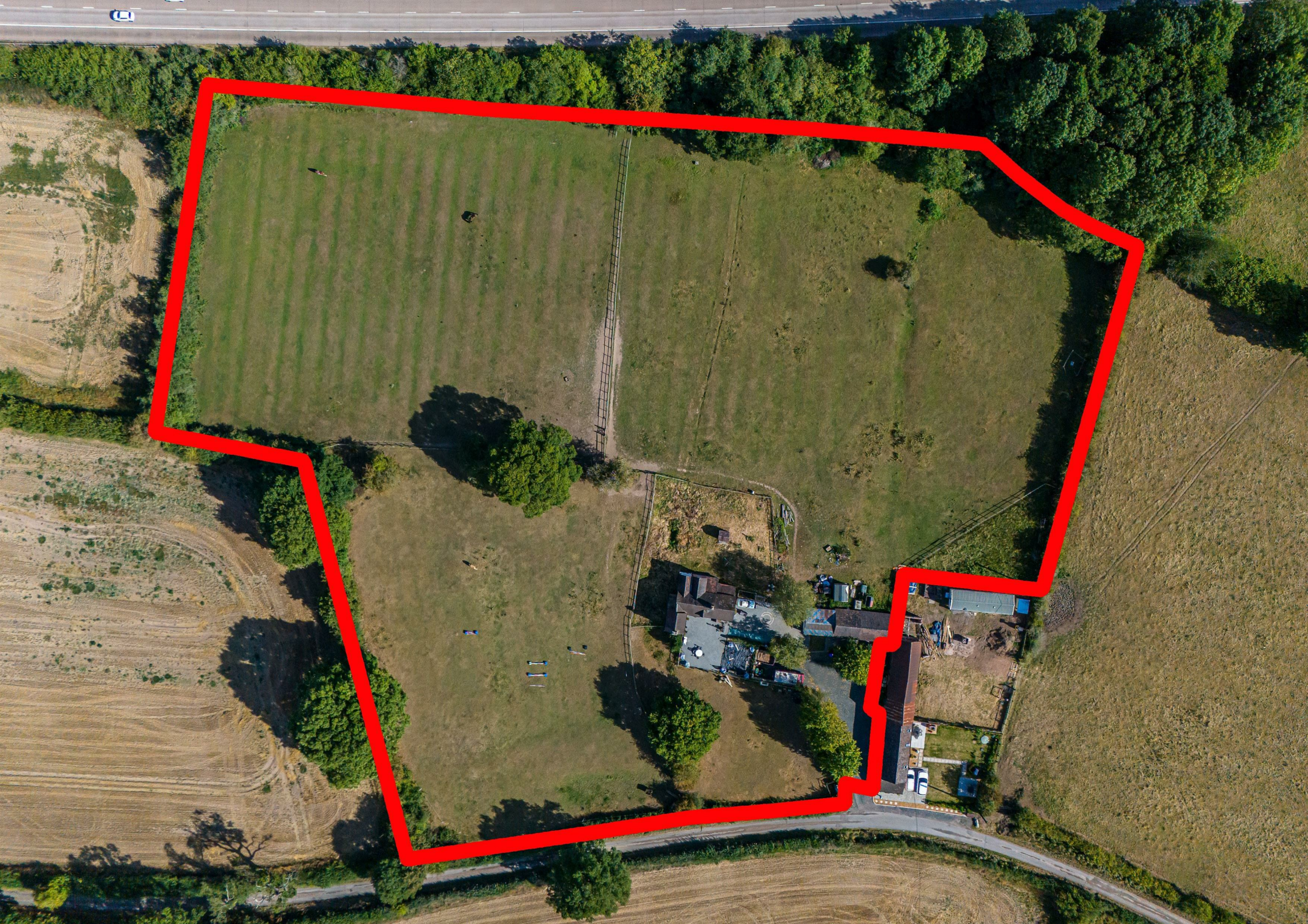




Leper House, Whitehouse Lane, Codsall, Wolverhampton, WV8 1QG

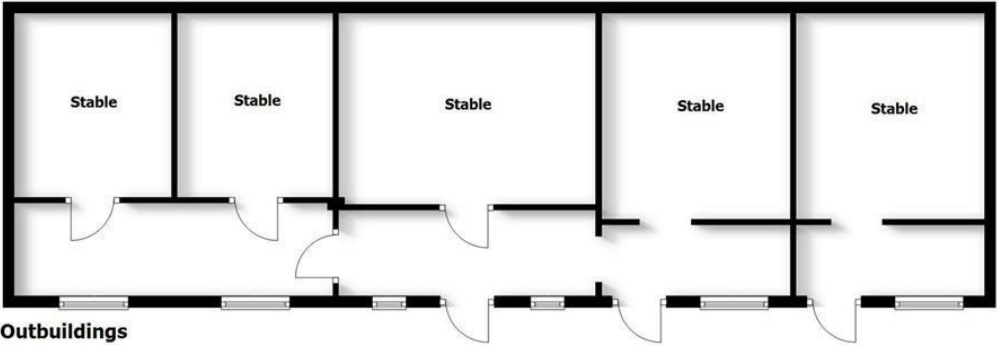




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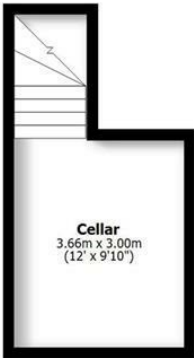
A particularly attractive Grade II Listed cottage standing in a semi rural location with extensive grounds of approximately 5 acres in total making it ideal for equestrian use

LEPER HOUSE
WHITEHOUSE LANE, CODSALL



HOUSE: 158.9sq.m. 1711sq.ft.
OUTBUILDINGS: 86.8sq.m. 934sq.ft.
TOTAL: 245.7sq.m. 2645sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Cellar



Ground Floor



First Floor

LOCATION

The property stands in a rural setting with open views across open fields and farmland and yet is within easy reach of the wide ranging local facilities afforded by Codsall village centre together with the excellent schooling for which the area is renowned.

The further amenities of Brewood, Wolverhampton and Stafford are all within convenient travelling distance and the motorway network is easily accessible via the M54 (Junction 2) facilitating fast access to Birmingham and the entire industrial West Midlands. Furthermore, local rail services run from Codsall station with direct connections to Birmingham.

DESCRIPTION

Leper House is an attractive, part timbered period cottage which is Grade II Listed for its architectural significance. During recent years the property has been sympathetically refurbished to an excellent standard with a meticulous level of attention to detail throughout. Lime plaster and mortar has been used, there are kitchen and bathroom suites of excellent quality and replacement, timber framed double glazed windows.

One of the principal attractions of Leper House is the superb grounds within which it stands with ample lawns and extensive paddocks with stables making the property ideal for those with equestrian interests.

ACCOMMODATION

A tile hung, gabled PORCH has a front door which opens into the KITCHEN with wall and base mounted cabinetry together with a coordinating centre island with breakfast bar, all with quartz surfaces, space for a range style cooker with filtration unit above, an under mounted ceramic sink, an integrated Bosch microwave, flagstone flooring, a beam and rafters to the ceiling and an open door into the LIVING ROOM with ample space for both seating and dining areas, a stone inglenook style fireplace with cast iron wood burner, exposed wall and ceiling timbering, flagstone flooring, an understairs cupboard, a door to the CELLAR and a light corner aspect. There is a SITTING ROOM with chequerboard quarry tiled flooring, a chimney breast with recessed fireplace with cast iron log burning stove, exposed wall timbering and fitted shelving. There is a FAMILY ROOM with views over the paddocks, flagstone flooring, painted rafters to the ceiling and exposed wall timbering. A door from the kitchen opens into an INNER LOBBY with a well appointed CLOAKS AND SHOWER ROOM with a shower cubicle with waterfall head and vanity with inset wash basin, WC with concealed flush, quartz top and cupboards, integrated ceiling lighting, flagstone flooring and a chrome towel rail radiator. There is a BOOT ROOM / LAUNDRY with blue brick paviour flooring, plumbing for a washing machine and an oil fired central heating boiler.

A staircase from the living room rises to the first floor landing with old oak floor boards and exposed wall and ceiling timbering. There is a LANDING ROOM / BEDROOM with old oak flooring and exposed wall and ceiling timbering and a door to a BEDROOM with a vaulted and timbered ceiling and exposed wall timbering. There is a further BEDROOM which is a good room in size with a fitted double wardrobe and there is a DRESSING ROOM / BEDROOM THREE with two, wide banks of fitted wardrobes. The BATHROOM has a well appointed suite with a roll top bath with ball and claw feet, a WC and vanity unit with wash basin with drawers beneath, painted wooden flooring and exposed timbering.

OUTSIDE

Leper House is approached over a DRIVEWAY providing ample off street parking and which leads to a front courtyard laid in brick paviours providing further parking and seating areas. There is a lawn to the front, a REAR GARDEN and extensive, fenced PADDOCKS with a total area of approximately 5 acres. There is a range of brick and tile STABLES which were rebuilt in approximately 2019 providing three stalls with electric lighting and an adjoining block built stable building with two stalls and electric light with and external cold water supply serving the entire stable range.

There is an EV charger on the drive.

We are informed by the Vendors that mains water and electricity is connected, heating is oil fired and drainage is via a septic tank

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

Offers Around £699,950

EPC:

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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