



Monks Path
Bell Road, Trysull, WV5 7JB

peterjames
PROPERTY

Monks Path

Wombourne - 2 miles

Wolverhampton - 5.7 miles

(Distances are approximate)

A 5 bedroom detached country property with a 2 bedroom self contained flat in just over an acre of fabulous landscaped gardens.

Entrance Hall

Sitting Room

Dining Area

Entertaining Area with Bar

Drawing Room

Breakfast Kitchen

Cloakroom

Master Bedroom with Ensuite

Four Further First Floor Bedrooms

Family Bathroom

Basement Laundry with Cloakroom

Lower Ground Floor 2 Bedroom Flat

Double Garage

Approx 1.2 Acres



Monks Path

This lovely country house built in the 1930's has been the property of only two owners, with the current one in occupation for the last 43 years. During this time, the property has been substantially extended and transformed into a fabulous 5 bed family home. Considerable expense has been lavished on both the house and the garden and, from the sunny verandah with attractive plaster balustrading, wrapping around the rear of the property and exploiting the fabulous outlook over the meandering stream and the surrounding fields, the feel good factor is unquestionable. The far reaching views from the upstairs rooms are spectacular and the house, sitting slightly lower on the bank than the road it fronts, is particularly private enjoying the incomparable feeling of being enveloped in glorious, unspoilt countryside.

The property is presented in a traditional manner showcasing some particular noteworthy features such as oak parquet flooring in the spacious hall, an extraordinary reclaimed oak tiled floor in the lounge, solid mahogany doors and wall paneling, hand crafted by a local carpenter and a remarkable bespoke slate inglenook fireplace in the lounge. An L-shaped main reception area of colossal proportions certainly has the wow factor!; with one length spanning some 60', it provides the ultimate entertaining room whilst offering various areas providing versatile functions. The accommodation is well laid out and of particularly generous proportions overall with a spacious landing as well as a lovely square reception hall and benefiting from 5 good sized doubles and a sizable family bathroom. The property is certainly deceptive with regards its proportions.

ACCOMMODATION

Entry via colonial style covered verandah into entrance hall with cloaks covered and old school free standing radiator, into large reception area with windows to two elevations, ceiling coving, oak parquet flooring, mahogany radiator covers and staircase rising to the first floor. From here there is access via double mahogany paneled doors in to the lovely square sitting room with ornate ceiling coving and attractive painted Adams style fire surround with marble insert and hearth housing a living flame gas fire. There is a side window to the front and Georgian paned timber French windows with matching full length glazed side panels giving access to the rear and onto the verandah. Double glazed Georgian doors open from the hall on to the L shaped reception area incorporating pretty bow windows to the front and incorporating, demarcated by ceiling arches, a morning room, a sitting area, a substantial dining room with brick bar built in and with large dual aspect lounge down a step and to the rear with fabulous feature slate fireplace with large multi fuel cast iron stove, the stunning focal point of the room. The use of slate is continued on the arch supports into the lounge and in the dining room, a mahogany wall cabinet mirroring the design of the front window and utilizing the mahogany that is used to great effect throughout the property provides an attractive display cabinet. Off the dining room is a cloakroom with separate w/c with pretty suite of w/c and vanity basin with a painted flower design. The kitchen is fitted with a classic oak units with a eyelevel gas oven and grill and a built in gas hob with extractor chimney over. Terracotta ceramic floor tiles together with the quaint chimney feature with bonnet tiling and inset multiple cast iron stove provide a rustic feel. There is a 1 1/2 bowl sink and drainer set into the laminate wood edged work surface and a below surface integrated dishwasher and from here there is access to the basement and to the rear verandah.

Upstairs via the mahogany staircase to the first floor: the Master



bedroom with its breath taking views has a large ensuite shower room with built in shower cubicle with built in seat for two and w/c and wash hand basin. There are 4 further double bedrooms one of which has a built in double wardrobe. The family bathroom, a luxury addition in its day with coloured 4 piece suite including a sunken oval bath has a delightful, tailor-made oak vanity unit with matching oak mirror above. From the landing there is access to the enormous loft space which has been fully insulated and fully boarded with 2 inch boarding. The basement, accessed via a door the back of the kitchen and stairs down, presents firstly a wide hallway with bow windows and a door into the large laundry room with w/c off. The laundry has a sink unit and plenty of room and the provisions, for a washer, dryer and other electrical appliances. There is access in the basement via a fire door from the flat. There is a separate boiler room opened from the outside,

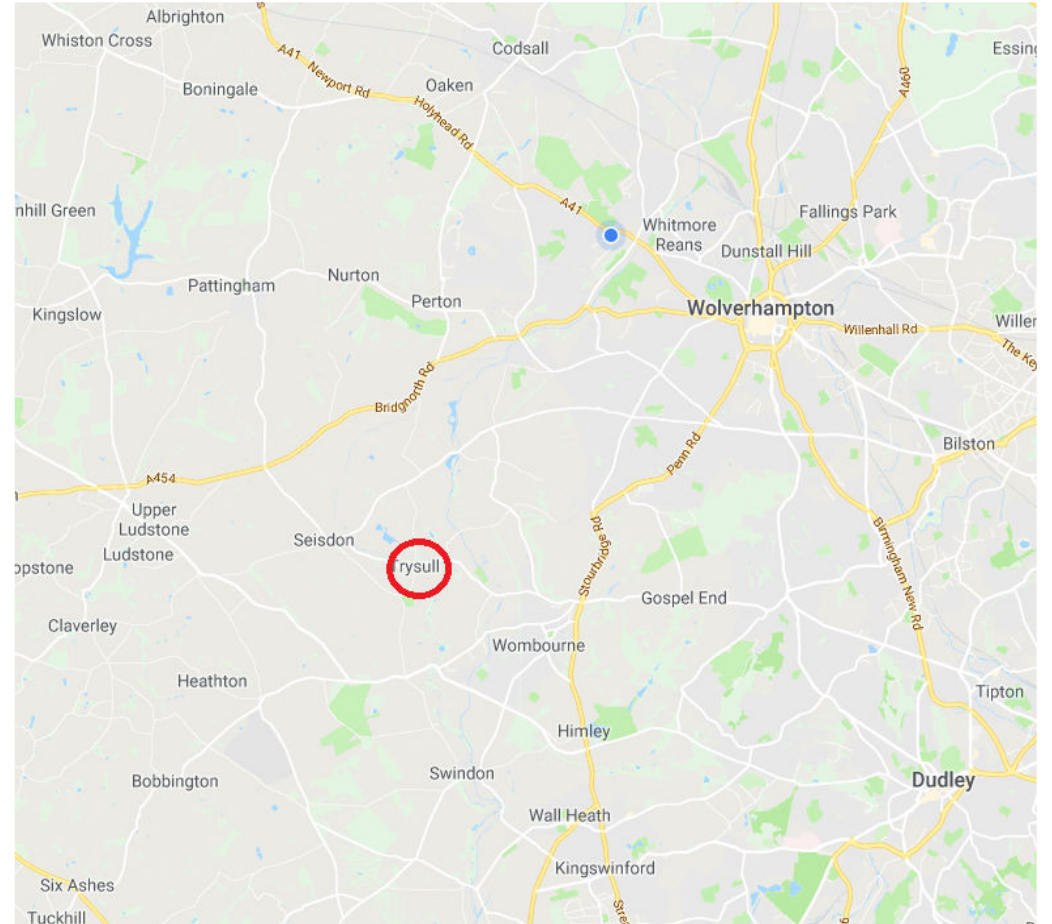
housing the recently fitted Worcester fired gas combination boiler.

THE FLAT: separate access via a timber Georgian paned door has a ceramic tiled porch and a Worcester gas fired combination boiler. There is a fully equipped kitchen and lovely lounge area with Georgian paned windows looking over the gardens, together with two bedrooms and a bathroom.

Both calor gas tanks for the property are well concealed from view.

OUTSIDE

The property is not very noticeable from the road, which ensures its high degree of privacy and seclusion. There is an area to park several vehicles first off, and a lovely stone wall (reclaimed by the owner from an old church in Sedgley) and five bar gate leading to the tarmac drive and to the property. It is flanked further down and on one side by the double garage with two up and over doors and windows to the side and pedestrian door the rear, and the other with lawns and a beautiful two tier pond with stone surround complete with waterfall, water lilies and ducks! The trees here are certainly worthy of mention: fabulous blossom trees, fir trees, a magnolia and a specimen walnut tree are dotted around the grounds providing colour and interest all year round and dappled shade on the pretty terrace and areas of lawn. There is a glass green house and timber shed on a high terrace behind the property and further down behind the gardens and out of sight from the house, a two-berth concrete garage which has been used as a workshop and vehicle storage over the years. This building would lend itself particularly well to conversion to a separate house especially with it having its own driveway; permission for this would obviously necessitate a planning application.



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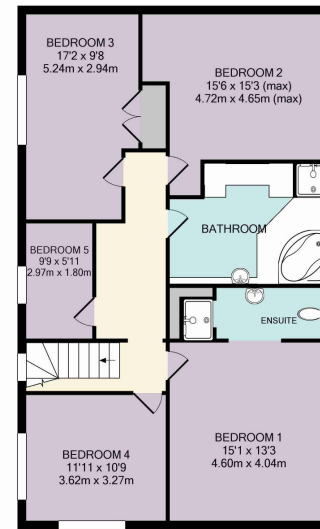
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GROUND FLOOR



1ST FLOOR



BASEMENT AND FLAT

MONKS PATH, TRYSULL
 TOTAL APPROX. FLOOR AREA 3992 SQ.FT. (370.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2015

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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