



Orchard House
Quarry Park Road | Pedmore | Stourbridge | West Midlands | DY8 2RE

 FINE & COUNTRY

ORCHARD HOUSE

Orchard House is an exceptional five-bedroom detached residence, set behind electric gates on Quarry Park Road - one of the area's most desirable addresses - within approximately three-quarters of an acre of private, landscaped grounds.



Accommodation Summary

A sweeping block-paved driveway leads to a detached triple garage, with the house positioned confidently within its setting. Georgian in influence, the architecture is characterised by symmetry, high ceilings and well-balanced proportions.

Internally, the property has been extensively updated by the current owner, introducing a level of finish that feels both refined and enduring. A consistent quality of materials and detailing runs throughout, with all five bedrooms benefiting from en-suite facilities.

The principal living spaces are arranged with a natural sense of flow, linking a series of elegant reception rooms with a bespoke kitchen and a beautifully executed orangery, designed to connect seamlessly with the gardens beyond.

Outside, the gardens wrap around the property, offering privacy and a series of terraces and seating areas, with a heated outdoor swimming pool forming a central focal point.

Orchard House combines architectural presence with modern comfort, offering a rare balance of space, privacy and considered design.

Ground Floor

Through double front doors, the house opens into a grand double-height reception hall, where tumbled and honed marble flooring extends underfoot and a central split staircase rises to a galleried landing above. The space is defined by its volume and symmetry, with cast iron radiators and carefully considered detailing lending a quiet sense of permanence.

From here, glazed double doors lead into the principal living room - a beautifully proportioned triple-aspect space, framed by six sash windows and two pairs of French doors opening directly onto the garden. The quality of natural light, combined with high ceilings and a Chesney's stone fireplace with gas fire, gives the room both presence and ease.

A formal dining room sits alongside, with a window to the side and French doors opening onto the rear terrace, allowing entertaining to move effortlessly between inside and out.

The kitchen is positioned to the rear of the house, designed for both everyday living and hosting. Handcrafted in-frame cabinetry in off-white and stone grey is paired with quartz worktops and a comprehensive suite of integrated appliances, including a full-height Miele fridge and freezer, Miele dishwasher, additional Fisher & Paykel drawer dishwasher, and integrated Miele microwave. A Shaws Belfast sink with Quooker tap is set within the island, while a walk-in pantry - finished with Carrara marble surfaces, integrated lighting and extensive shelving is discreetly concealed behind cabinetry.

A substantial central island incorporates a generous breakfast bar, creating a natural point for informal gathering, with feature lighting above adding both focus and atmosphere. A dedicated housing for a large range cooker, framed by a quartz surround and extractor above, forms a focal point within the space. Two side-facing windows introduce additional light, while the room opens directly into the orangery beyond.

A large informal dining area is arranged around a Chesney's stone wood burning stove set on a slate hearth, with a period-style radiator and detailed coving adding depth and character.

The kitchen flows seamlessly into a bespoke, hand-crafted Georgian-style orangery, where a large roof lantern draws light down into the space and five pairs of arched French doors extend the room out into the garden. Exposed brickwork and a Chesney's stone fireplace with gas fire anchor the room, while underfloor heating and integrated ceiling speakers enhance comfort and atmosphere.

A separate utility/boot room is finished to the same standard, with built-in cabinetry, quartz worktops, a double Belfast sink, and space for laundry appliances. Windows to both the front and side elevations bring in natural light, and a stable door provides external access.

A study, guest cloakroom and separate WC are positioned off the main hall, with additional storage set beneath the staircase.















First Floor

The galleried landing is a defining feature of the house, with three sash windows to the front elevation drawing in natural light and reinforcing the sense of space and symmetry. Two chandeliers and a series of wall light points introduce a more decorative layer, while bespoke Italian joinery provides discreet enclosed storage. A double airing cupboard houses the hot water cylinder, with access to the loft above.

Double doors open into the principal bedroom suite – a generously proportioned, quietly luxurious retreat, finished with large-format porcelain marble-effect flooring and cast-iron radiators. Recessed LED lighting is set within the ceiling, creating a refined, hotel-like atmosphere, with underfloor heating running throughout the suite.

The suite is complemented by a separate dressing room, fitted with bespoke Italian glass-fronted joinery incorporating internal drawers, shelving and extensive hanging space. Two sash windows to the front elevation bring in natural light, enhancing both the room and the finish.

The en-suite bathroom is finished to an exceptional standard, with large-format porcelain tiling to both walls and floors. A double wall-hung vanity unit with inset basins is paired with a recessed mirrored cabinet and integrated lighting, while a freestanding bath is positioned beneath a rear-facing window overlooking the garden, with a recessed television set discreetly at its end. A generous walk-in shower is set within a seamless floor finish, and a separate WC houses a TOTO wall hung smart toilet. Recessed ceiling feature lighting and integrated ceiling speakers enhance both atmosphere and functionality, complemented by a heated towel rail, low-level wall lighting and an illuminated vanity mirror.

Bedroom two is accessed via double doors from the landing and is a generous double room, with two windows to the front elevation and space for a super king bed. The room is finished with painted solid flooring and fitted Italian joinery with integrated lighting and is served by an en-suite bathroom featuring a freestanding bath, wall-hung WC, vanity unit and porcelain tiling. A window to the side elevation provides natural light.

Bedroom three is a further double room with a window to the rear elevation, cast iron radiator, and bespoke Italian mirrored wardrobes with integrated lighting, shelving and hanging space.

Bedroom four is a well-proportioned double room with a rear-facing window, fitted joinery, and its own en-suite bathroom, finished with a freestanding bath, wall-hung WC, vanity unit and porcelain tiling.

Bedroom five is currently arranged as a dressing room, fitted with bespoke Italian glass-fronted joinery, but could easily be reinstated as a full double bedroom. It enjoys a rear-facing window overlooking the garden.

A Jack-and-Jill bathroom connects bedrooms three and five, fitted with a large shower enclosure, wall-hung WC, and a wall-mounted vanity unit, complemented by an illuminated mirror, porcelain tiling and a heated towel rail. A window to the rear elevation provides natural light.

Across the first floor, a consistent and carefully considered specification is evident, including bespoke Italian joinery by Molteni&C, Antoniolupi vanity units and mirrors, AXOR brassware, and Villeroy & Boch sanitaryware, creating a cohesive and refined finish throughout.













Outside

The gardens extend to approximately three-quarters of an acre and wrap around the house, creating a private and beautifully established setting.

A heated outdoor swimming pool sits at the centre of the grounds, framed by a surrounding terrace and powered by an air source heat pump. It forms an immediate focal point, with the garden arranged naturally around it.

A sandstone terrace extends directly from the principal living areas, complemented by a covered loggia and a separate outdoor pavilion, providing a series of sheltered seating areas suited to both entertaining and more informal use.

The grounds are immaculately maintained, with expansive lawns and sculpted topiary borders set against mature planting. Boundaries are enclosed by a combination of hedging and fencing, with external power points and water connections installed for convenience.

To the front, a sweeping block-paved driveway sits behind electric gates, providing extensive parking and leading to a detached triple garage with three up-and-over doors, a side personnel door, and power and lighting.





LOCATION

Quarry Park Road is widely regarded as one of the most desirable residential addresses in the area, positioned between Stourbridge and Hagley and characterised by substantial, well-appointed homes set within generous plots. The area offers a strong selection of schooling, local amenities and leisure facilities, along with convenient access to both regional and national transport links. Stourbridge Junction and Hagley stations provide direct rail services into Birmingham, with onward connections to London, while the M5 motorway is within easy reach, providing access to the wider national motorway network.

This combination of setting and connectivity makes the location particularly well suited to both family living and commuting.

Orchard House is a home of genuine presence and quality and is best appreciated in person.





Services, Utilities & Property Information

Local Authority: Dudley Metropolitan Borough Council

Tenure: Freehold Council | Council Tax Band: H | EPC: C

Construction Type: Standard construction, Brick & Tiles

Utilities

Mains water, drainage, gas and electricity are connected. Heating is provided via a gas-fired central heating system. The swimming pool is powered by an air source heat pump.

Mobile Phone Coverage

4G mobile coverage is widely available in the area, with 5G coverage available in many locations. We advise that you check with your provider.

Broadband Availability

Full Fibre broadband (FTTP) is available in the area, providing ultrafast connection speeds. We advise that you check with your provider.

Garage Parking Spaces: 3 - triple detached garage

Off Road Parking Spaces: 8+ large, gated driveway

The sale comprises two freehold titles. Contact agent for further information.

Rights, easements and covenants may apply. Contact agent for further information.

Directions - SatNav <https://what3words.com/> Postcode: DY8 2RE / what3words: [///soft.upgrading.verbs](https://soft.upgrading.verbs)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge & Kidderminster +44 (0)1384 958 111

Website

For more information visit Fine & Country Stourbridge and Kidderminster <https://www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents>

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



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