PATTINGHAM HOUSE
PATTINGHAM | SOUTH STAFFORDSHIRE
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A landmark central village Georgian residence which is Grade II listed for its architectural merit and which benefits from extensive and flexible accommodation in a large plot which is in excess of half an acre in total.
LOCATION

Pattingham House stands in the very centre of the highly regarded South Staffordshire village of Pattingham within exceptionally easy walking distance of the village playing fields and shops.

Pattingham benefits from an array of facilities including a small supermarket with post office, a pharmacy, a flower shop, a hairdressers and a local pub with restaurant.

The village benefits from an active community with a village hall, a well supported local church and is an ideal environment for family living. St. Chad’s Primary School is within walking distance and has a good overall rating and there is a variety of excellent schooling in both state and private sectors within close proximity with Wolverhampton Grammar School being particularly worthy of note.

Communications are excellent with local rail services running from both Codsall and Albrighton stations with direct trains to Birmingham and the M54 is easily accessible at either J2 or J3 facilitating fast access to Shrewsbury, Birmingham and the entire industrial West Midlands.

DESCRIPTION

Pattingham House is an elegant, Grade II Listed Georgian residence, probably dating from the early nineteenth century, with an attractive three bay principal façade which is typical of the period. The house stands behind a shielded frontage with matured, screening beech hedges helping to secure privacy with a wrought iron gate leading to a path to the front door and there is a gated driveway to one side leading to the garaging and ample off street parking.

Pattingham House benefits from a large, part walled garden to the rear which has a surprising degree of privacy. There is also a charming open aspect at the front across the playing fields.

Internally the property benefits from rooms of notable proportions which are principally arranged over ground and first floors. The house retains many original features including sash windows, tall ceiling heights to the principal reception rooms and decorative architraving to the doors. It would benefit from a gentle scheme of modernisation which therefore affords buyers the opportunity to model the house to their own style, tastes and preferences.
ACCOMMODATION

A wrought iron gate opens onto a path leading to the front door which is half glazed with a semi circular fan light above and flanking Doric columns with open pediment which opens into the RECEPTION HALL with stone flooring, ceiling cornice and display shelving with a part glazed door at the end leading to the a rear garden lobby with and a GUEST CLOAKROOM with quarry tiled floor. There is a SITTING ROOM with a cast iron range quarry tiled hearth and white painted surround, a sash window to the front and ceiling cornice. The DINING ROOM has oak flooring, a decorative marble fireplace and a light dual aspect with sash windows to the front and side. The FAMILY ROOM has a brick fireplace with part painted minster stone surround, fully opening French doors to the garden, a sash window to the rear and a door leading to the DRAWING ROOM which is a superb formal reception space with beautifully detailed, cornicing plasterwork and ceiling rose, two pairs of French doors with windows overlooking the garden, a solid fuel burning cast iron stove set within a recessed fireplace with stone hearth.

An INNER HALL with quarry tiled floor has a door to the barrel vaulted CELLARS, a LAUNDRY with plumbing for a washing machine and a SHOWER ROOM with a recently installed shower cubicle with electric shower and a door to the side hall with an external door to the front courtyard, cloaks cupboard and DINING KITCHEN with a range of kitchen units, a light through aspect with windows to both the front and rear, a pantry cupboard, a drying room and a door into a FUEL AND STORE ROOM with doors to both the garden and the front courtyard. A door from the family room opens into a WORKSHOP and a STORE ROOM.

A fine staircase rises from the reception hall to the galleried landing. There are FOUR GOOD SIZED BEDROOMS, three of which have wash basins and one of which has an adjoining DRESSING ROOM with a basin. The HOUSE BATHROOM has a bath with shower over, WC and an adjoining cloakroom. One of the bedrooms has interconnecting doors into a bathroom with panelled bath, pedestal basin and WC with a door leading to the PRINCIPAL BEDROOM which has a vaulted ceiling with exposed trusses and beams, oak flooring, a light through aspect with windows to both the front and rear, a dressing area with a wash basin and wardrobes and a SHOWER ROOM with a fully tiled corner shower and linen cupboards. This bedroom has a spiral staircase, thought to have been reclaimed from the Wolverhampton Lower station, leading back down to the ground floor.

OUTSIDE

Pattingham House stands behind a screened frontage with beech hedges providing privacy, shaped front lawns and a wrought iron gate leading to a pathway laid in brick pavours to the front door. There is a front COURTYARD laid in blue brick pavours with a ledged door set within an old brick wall to the front garden and a gated and gravelled DRIVEWAY to one side providing off street parking and access to the GARAGE with electric light and power.

There is a fine, PART WALLED GARDEN to the rear which is a particular feature of the house and which is of a superb size for a property of this nature. There are sweeping lawns with well planted beds and borders with a profusion of flowering plants and rose covered walkway, different compartments with different characters and a surprising degree of privacy.

There is a total area of 0.5 acres.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

Band: H - South Staffordshire

POSSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Tettenhall office.

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.