

PARK MOUNT



WOMBOURNE | WEST MIDLANDS



PARK MOUNT

STOURBRIDGE ROAD | WOMBOURNE | WEST MIDLANDS | WV5 0JN

*Wombourne 1 mile | Wolverhampton 5.5 miles | Birmingham 20.5 miles | Stourbridge 5.5 miles
(All mileages are approximate)*

AN EXQUISITELY HANDSOME RESIDENCE

Reception hall | Dining room | Drawing room | Kitchen | Utility room | Cloakroom
Orangery | Billiard room

Principal guest suite together with 4 further bedrooms on the first floor

4 further bedrooms and a bathroom on the top floor

Guest annexe: Kitchen | Reception room | 2 en suite bedrooms

Fully integrated CCTV system | Cat-5 wiring

In all about 6.5 acres



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Your attention is drawn to the Important Notice on the last page of the text.

DESCRIPTION

Park Mount is approached through ornate wrought iron gates up a sweeping private driveway, lined by well-established beech trees. As the drive continues up to the property, paddocks and the stable block can be seen on the left before reaching the ample parking provided at the front of the house. Steps leading up to the impressive front door are flanked by immaculate terraced gardens.

Light cascades from the fanlight above the door onto highly polished marble flooring, providing an enchanting entrance to this remarkable property. A guest cloakroom, with marbled surfaces and intricate cabinetry, stairs to the expansive cellars, and a WC can all be found as the hall extends further to the right. On the left, the spacious dining room with gorgeous French windows provide a well-

lit, formal eating area with an elegant stone fireplace. To the right, a fully panelled office with fireplace creates a magnificent study area.

The kitchen has been hand crafted to impeccable standards, providing a contemporary, stylish space for informal dining. The fittings include a Rangemaster cooker, microwave, integrated American

fridge, and dishwasher. The rear door of the kitchen backs onto the courtyard, the utility room with a large Centrestone hot water retention tank, 2 Worcester gas boilers, marble top with built-in Belfast sink, and washing machine.

Off the kitchen, the well-proportioned drawing room, encircling an Adams style fireplace, provides a beautiful space to relax whilst 2 large French windows overlook the grounds.

The most remarkable room in the house is almost certainly the orangery providing an elegant and sumptuous entertaining area. At over 900 ft², this palatial and bright living space is floored with a mild calming limestone, whilst commanding fine views over the grounds.

Beyond the orangery lies the leisure room, boasting a tastefully furnished bar, raised bay windows, and 80" integrated flat screen television.





FIRST FLOOR

A graceful wrought iron staircase rises to a spacious landing hall underneath a large skylight. There are 5 principal bedrooms including the master suite with en suite furnished with a bath, shower, WC, basin, and separate dressing room. The primary guest bedroom holds south facing views of the gardens and a similarly equipped bathroom. There are another 3 rooms on the first floor, each with en suites and showers.

SECOND FLOOR

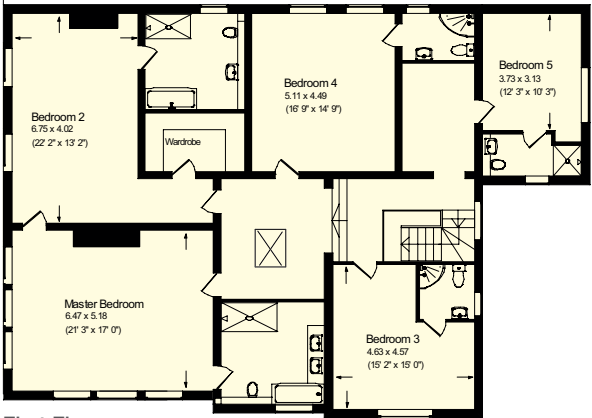
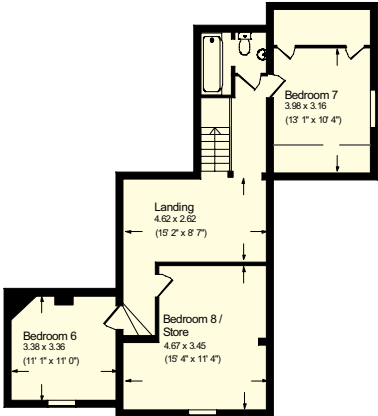
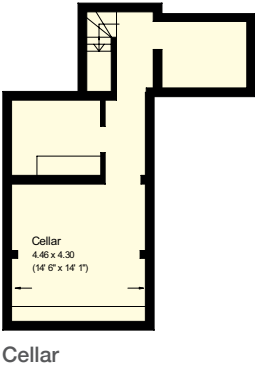
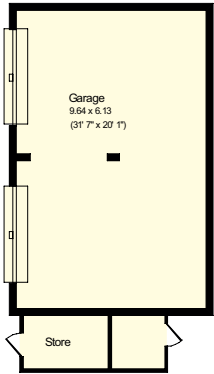
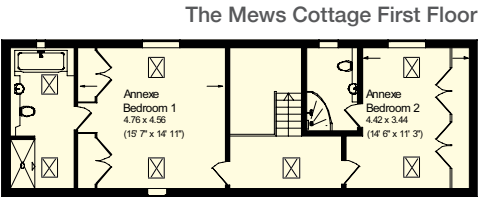
There is a large landing area with 3 further attic bedrooms.



FLOOR PLANS

Approximate Gross Internal Area:
House Ground and First Floor - 574 sq m (6,175 sq ft)
House Second Floor - 68 sq m (730 sq ft)
The Mews Cottage - 134 sq m (1,440 sq ft)
Cellars - 43 sq m (465 sq ft)
Garage - 58.5 sq m (630 sq ft)
For identification only. Not to scale.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | 59 | 73 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 59 | 73 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | |



THE MEWS COTTAGE

The Cottage provides secondary accommodation and could either be fully incorporated into the primary residence or used as a guest/staff flat. The Cottage holds separate access to both the courtyard and the rear garden and as such could be configured for a variety of uses. It comprises of a well-equipped, contemporary kitchen with granite surfaces, a reception room, downstairs cloakroom and WC, and 2 en suite bedrooms.





GARDEN AND GROUNDS

Park Mount sits within generous 6.5 acre grounds. The gardens provide total privacy, encompassed by a plethora of mature trees including oak, beech, yew, acacia, and other species. The rolling lawns provide a wonderful elegance which complements the property and have been intelligently designed to offer a practical and easy to maintain garden. There are 2 paddocks with a modern stable block, and ample space for a hard or grass tennis court within the grounds. The courtyard to the side of the property affords further parking and access to the extensive garaging.





GENERAL REMARKS AND STIPULATIONS

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

Mains electricity, gas and water.

COUNCIL TAX

The property is banded G with separate rates at present being payable on the cottage. The Vendor has applied for a single rating band as the property is now one dwelling, which is likely to be band H.

FIXTURES AND FITTINGS

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

A full inventory of items of furniture that could be made available will be available on request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the right of benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

LOCAL AUTHORITY

South Staffordshire Council - 01902 696000

PLANS

For identification purposes only. Not to scale.

MEASUREMENTS

Any areas, measurements or distances are approximate only.

PLANNING AND BUILDING REGULATIONS

It should not be assumed that the property has all the necessary planning, building regulations or other consents.

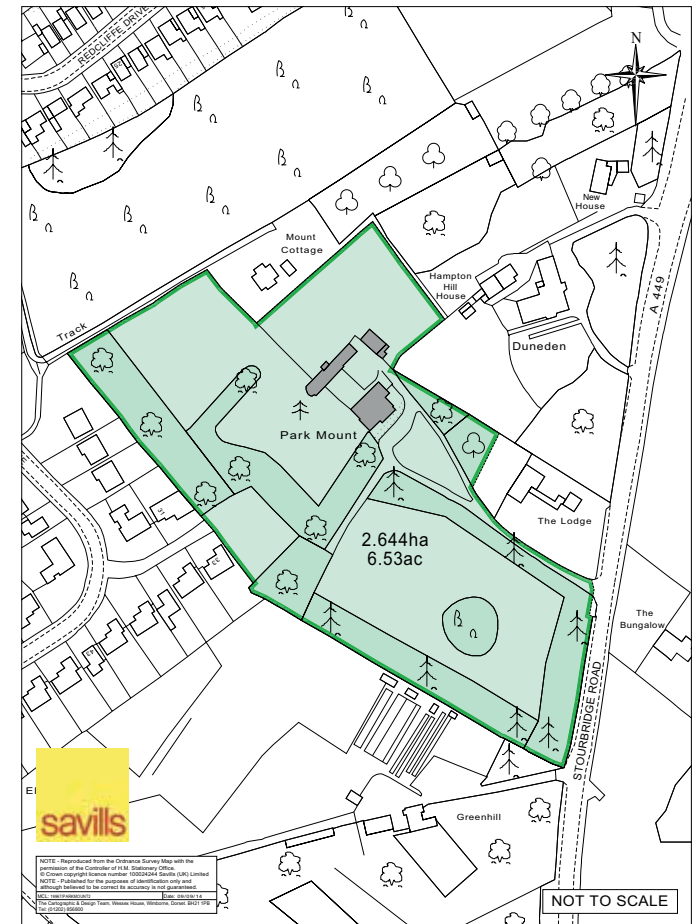
VIEWING

Strictly by appointment with Savills.



DIRECTIONS

Park Mount is situated midway between Stourbridge and Wolverhampton on the A449 just to the north of Himley. The postcode is WV5 0JN. The gates are found on the left-hand side of the road if proceeding north from the Stourbridge direction, or alternatively on the right if proceeding in a southerly direction from Wolverhampton.



IMPORTANT NOTICE

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