

THE MOOT HOUSE



ALDRIDGE | WALSALL





THE MOOT HOUSE

2 THE GREEN | ALDRIDGE | WALSALL | WS9 8NH

Walsall: 5.2 miles | Sutton Coldfield: 6.6 miles | Birmingham: 13 miles
Birmingham New Street train station: 11 miles | Birmingham Airport: 19 miles
(All mileages are approximate)

A HANDSOME GEORGIAN HOUSE SITUATED IN THE HEART OF THE QUINTESSENTIALLY ENGLISH VILLAGE OF ALDRIDGE

Central village location | Gated access | Beautiful Georgian Façade | Lovely views
Superfast Wifi | Private rear garden | Outbuildings | 8/9 bedrooms

In all approximately 0.62 acres



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

HISTORY

The Moot House is an important residence which is believed to date from the early 1600's with later additions in around 1751. The house was known as Moss House until 1900 and appears as such on early maps. In 1841, the house became a school until 1861.

The name "Moot" translates "to meet", and the property was used by St Mary's the Virgin for church meetings in around 1900. There are priest holes in the 2 cellars with the remains of an underground tunnel which lead across the Croft to where there used to be a chapel. There is another priest hole in

the roof, accessed via a 'secret door' on the second floor.

In August 1951, Moot House was awarded Grade II listed building status.

Situated in the heart of the thriving village of Aldridge, the house is now a wonderful family home.



LOCATION

The Moot House stands in an imposing position in the centre of Aldridge, preserved within a conservation area next to St Mary's The Virgin Church with fine views overlooking The Croft.

The village offers a range of amenities and shopping facilities including supermarkets, banks, a library, post office, bakeries, coffee shops and restaurants. The larger centres of Walsall, Sutton Coldfield and Birmingham offer a plethora of bars and restaurants as well as a wider selection of shopping options and leisure facilities including Waitrose, Selfridges, Harvey Nichols and number of theatres and museums.

The local area has a variety of sporting clubs for different tastes including a cricket club, hockey club, rugby club, sailing club and various football clubs. Druids Health golf club offers a high ranking course with stunning scenery and there are other golfing opportunities to be had at nearby Sutton Coldfield, Calderfields, Great Barr, Aston Wood and Little Aston.

For outdoor recreation, The Croft is a spacious, well-kept green in front of the house. Sutton Park, a 2,400 acre National Nature Reserve and one of Europe's largest urban parks and is less than 4 miles' distance with opportunities for walking, sailing and a range of other outdoor activities. Aldridge Sailing Club is 1.3 miles from the house.

There are a number of renowned schools in the locality including the Ofsted 'Outstanding' St Mary's the Mount Primary School, Cooper and Jordan Primary, Bishops Vesey Grammar, Sutton Coldfield Grammar for Girls, Queen Mary grammar schools and Highclare School to name a few.



The house is within easy reach of the M6 which links to Birmingham, the M5 and the rest of the West Midlands conurbation.

Birmingham New Street train station (11 miles distant) provides a direct rail service to London Euston in 1 hour 13 minutes.

The region's international airports include Birmingham International (19 miles distant) and East Midlands (36 miles distant).

ACCOMMODATION

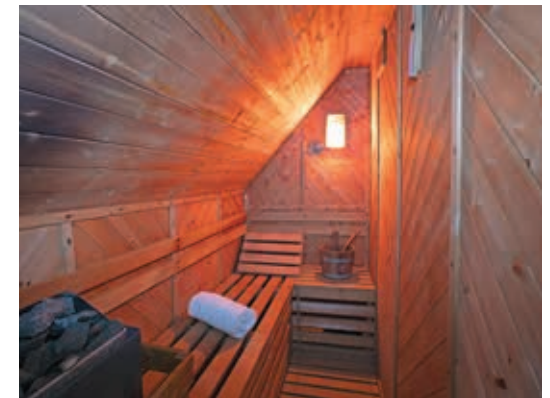
Approached through tall, wrought iron, electric gates, The Moot House is a handsome, Grade II listed private residence occupying mature, tree-lined grounds with garaging, extensive outbuildings and attractive gardens to both the front and rear.

The house has a classic Georgian façade with an impressive Portico entrance. The well-proportioned reception rooms retain exquisite period details and architectural features including open fireplaces, sash windows with shutters and attractive, decorative cornicing.

The farmhouse style, living kitchen is well equipped with a range of oak fronted cupboards and units, a Gas fired AGA, integrated Bosch dishwasher, original inglenook with circular bread oven and tiled flooring. Adjoining this is the utility room with further cupboards and units, a range cooker, a pantry off and outdoor access.

The sitting room has an open fireplace and steps rising to the Garden room with built-in shelving, a timber ceiling and French doors to the terrace. There is an office with a storage room off and a door opening to the Hydrangea garden.





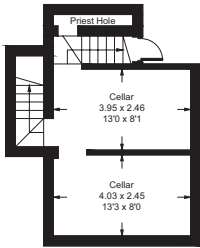
The first floor comprises four double bedrooms including the principal bedroom suite with decorative cornicing and ceiling rose, panelled walls, fine views over The Croft, en suite bathroom and separate dressing room with a hardwood floor and built in wardrobes.

The staircase rises to the second floor to three further double bedrooms; one with an ensuite bathroom and sauna, and one currently used as a games room with a wood burning stove and built in desks and cupboards. The two substantial 'secret rooms' which are boarded and insulated are currently concealed in the loft however these could be knocked through to create more living space.

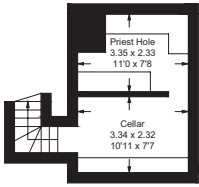
The Moot House has cellarage with multiple rooms and priest holes.

FLOOR PLANS

Approximate Gross Internal Area:
House - 459.6 sq m / 4,947 sq ft
Cellars - 44.9 sq m / 483 sq ft
Outbuildings - 125.1 sq m / 1,346 sq ft
(Excluding Priest Hole / Attic Room)
For identification only. Not to scale.
Not all buildings are shown in actual location / orientation.



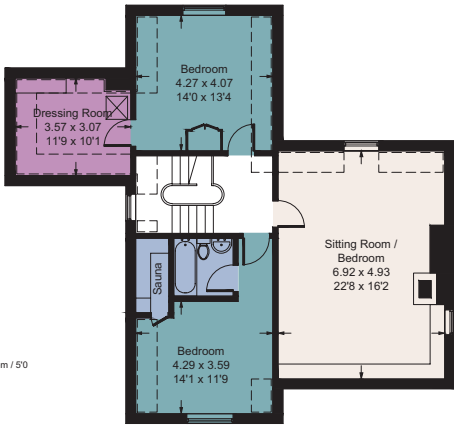
CELLAR



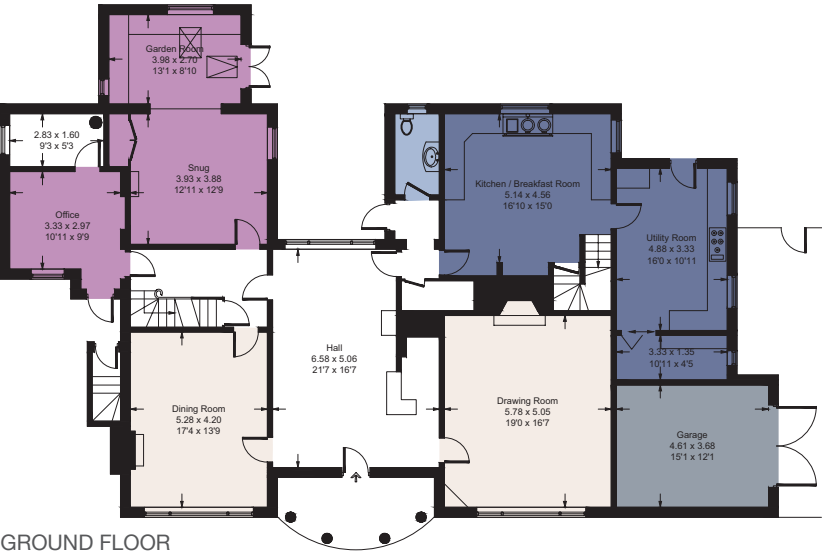
CELLAR



= Reduced headroom below 1.5m / 5'0"

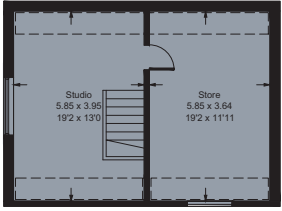
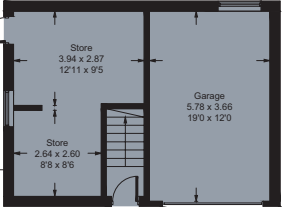


SECOND FLOOR



GROUND FLOOR

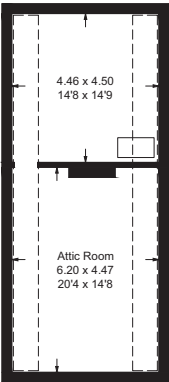
GARAGE
GROUND FLOOR



GARAGE
FIRST FLOOR



FIRST FLOOR



OUTSIDE

The Moot House enjoys a lovely walled front garden with landscaped lawns and well stocked, shrub borders. There is extensive parking to the front of the property and two garages. There is a tree house for children, a strawberry patch and masses of snowdrops and bluebells in spring.

The outhouse, currently a two room workshop with two further rooms on the first floor, lends itself well to be converted to a home office or an annexe. On the ground floor

there is a gardener's loo. There is a further brick built building used as a garden store, and potting shed.

The main garden is to the rear of the property and offers complete privacy. Mostly laid to lawn with mature trees including a wonderful silver birch, the garden benefits from a chicken run, treehouse, picnic area and bluebell wood.

There is a spacious terrace which is ideal for alfresco dining during the summer months.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

Mains water, electricity, drainage and gas.

TENURE

Freehold.

LOCAL AUTHORITY

Walsall Council- Band H.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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



IMPORTANT NOTICE

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Brochure prepared: March 2021.

Photographs taken: March 2021.

FIXTURES AND FITTINGS

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

COVENANTS

There is a restrictive covenant which prevents the erecting of a dwelling in the garden. More details available from the vendors agent.

Pre-application planning has been sought for the proposed change of use of the outbuildings in to dwellings. More details available from the vendors agent.

PLANNING

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

DIRECTIONS

From Sutton Coldfield town centre, go to Lichfield Road A5127. Continue straight to Four Oaks Road A454 and straight to Walsall Road A454. Then you come to a double roundabout. At 1st roundabout take 1st exit, at 2nd roundabout take 2nd exit to Aldridge and carry on to Little Aston Road A454. After about a mile you pass The Maltings and turn right to The Green. The Moot House will be the first house on your right hand side with black wrought iron gates.

