



Wild Rose HOUSE



No ordinary house, no ordinary heirloom, no ordinary feeling
...this is Wild Rose House



The Dream House

Imposing freehold historic farmhouse
 5 bed – 6 power rain shower
 New total refurb to highest standards
 New 10 Year ICW Structural Warranty
 Period features with latest comforts
 Set in 2 acres, moments from M54 access



**Warm Beautiful
Homes Ltd.**

Wild Rose House

This is the final flowering of the English farmhouse built in the last years of Victoria's reign by an aristocrat, Francis Monckton for the new business man farmer. RJ Brown in his book English Farmhouses says it is "the ultimate design house at the vernacular level, providing a degree of comfort not found in earlier houses".

The house stands 4 square beside Brinsford Lane with a southerly aspect over the 2 acre paddock and fields that form the grounds. It is situated in the green belt, allowing open views. It is constructed from 19th century Staffordshire red brick with a tiled roof and some original slate. It has been completely refurbished with a complete strip out, by local craftsmen. The bricks have been acid cleaned and repointed throughout.

It features high ceilings throughout the lower floors of the property with dramatic rooflines in the second floor. The ceilings height is emphasised by the double cornice detailing.

It is now insulated to the highest standards throughout using Actis Hybris insulation, where appropriate, which ensures winter and summer thermal insulation and acoustic insulation. All internal surfaces are brand new using the latest materials, with appropriate insulation.

The building has double glazed windows which are all new. They are from Ultimate Rose range by Roseview windows. This range has been developed over 25 years by Roseview to precisely match a classic timber sliding sash, down to the finest details without compromising on energy efficiency, thermal

insulation or ease of maintenance. They are the best of breed – the best available at any price – a blend of timeless class and modern convenience. Roof windows are all new manufactured by Velux. They allow natural sunlight to stream into the building whilst preserving insulation levels.

The house benefits from a brand new state of the art heating system, based on proven technologies. It has underfloor heating to the living kitchen and conservatory areas. All other areas are heated using the latest, gas fired, pressurised, unvented hot water and heating system which gives piping hot water on demand together with heating controllable by programmable control switches and local thermostatic radiator valves.

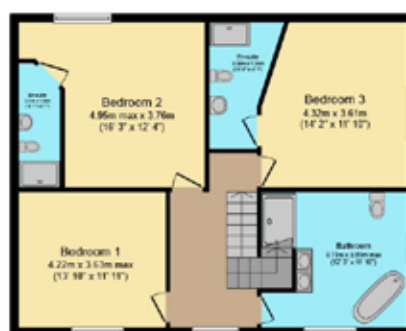
The electrical installation is brand new complying with the new IET 18th edition regulations. Generous power outlets are available. All new components carry their individual manufacturer guarantees as shown in the home owners manual, plus the overall 10 year ICW structural warranty and Warm Beautiful Homes customer care policy.

All tiling throughout is Porcelanosa. All carpets are Queens Satin Deluxe by Britannia Carpet Mills. Other flooring is Karndean with bespoke design features. All doors throughout are solid oak finish fire doors – even where not required. All door furniture is premium chrome by Fortessa. There are stone effect window ledges throughout. All electrical accessories are premium bright chrome.

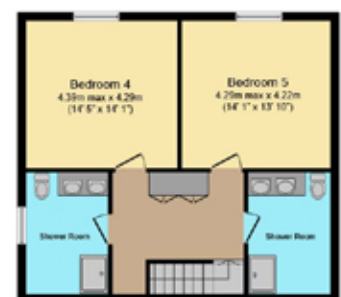
The building has intruder alarms, fire detection, CCTV, Cat 6 wiring and is wired for Sky Q. It has a brand new ICW 10 year structural warranty.



Ground Floor



First Floor



Second Floor

Accommodation

Ground Floor

Entrance Porch

Size 1.7m x 1.1m max (5' 5" x 3' 7" max)

Complete with authentic, original Victorian design features including patterned black wave fascia feature

Rendered walls, original floor tiles

Feature lighting

Black on white premium Tenby solid residential door with top light



Hallway

Size 2.32m x 4.50m max (7' 7" by 14' 9" max)

Impressive brand new architect designed solid oak staircase

Statement chandelier

Leads up to first floor landing and then second floor landing

1 double power socket

Gate and cctv control

Underfloor heating



Media Room

Size 3.81m x 3.51m max (12' 6" by 11' 6" max)

Windows front and side

2 premium sash window

7 double sockets

Aerial data points

Built in server rooms

1 premium radiator with thermostatic valve

Feature high level perimeter lighting,

Feature central lighting

Carpeted



Dining Room

Size 3.51m x 3.81m max (11' 6" by 12' 6" max)

Underfloor heating

Dimmed lighting

Feature 2 way fire place Defra Approved Ecosy +12-14kw Double Sided Woodburning Stove complete with dual spotlights

Feature oak beam

3 double sockets

Aerial datapoint

Premium sash window

Carpeted





Kitchen/Living Complex

Size 11.00m x 4.27m max (36'1" by 14' max)

Feature premium shaker type kitchen in Burnham grey with ivory over with central island, feature oak beam above range, twin Belfast sink by Copla, premium central copper effect mixer tap, smart microwave by Samsung, Aga Rangemaster dual fuel range, American style fridge freezer with smart features and cold drink dispenser and icemaker by Haier, dishwasher by Beko, plinth lighting, under cupboard lighting, triple overhead copper effect statement light fittings, 8 overhead spotlights, 5 double power sockets, twin spice racks, twin glazed cupboards, 4 wicker basket storage units, 9 draws, illuminated cupboards, completed with custom made white premium quartz work surfaces, premium Porcelanosa high gloss floor tiles

Feature double fireplace Feature 2 way fire place Defra Approved Ecosy +12-14kw Double sided woodburning stove complete with dual spotlights

Central feature light fitting
New premium bay window
Smarts Visofold bifold doors in thermally broken aluminium with high secure locks
TV Aerial
Underfloor heating
Multiple power sockets
Meter cupboard with extra storage
Karndean flooring with bespoke design features



Ground Floor

Part Two

Boiler Room

Size 1.06m x 1.7m max (3' 5" x 5' 7" max)

New 250L stainless steel pressurised, insulated hot water tank by Gledhill
32KW gas boiler by Worcester
Underfloor heating manifold
Main heating controls
Double power socket
Loft access
Single overhead spotlight

Shower Room

Size 3.42m x 1.72 m max (11'2" x 5' 8" max)

Power shower with wand head, arranged in a wet room setting
Premium sash window
Heated towel rail/radiator
Extract fan
Linoleum floor
Heated mirror
Twin spotlights

Wine Cellar

Size 4.88m x 4.29 max (16' x 14' 1" max)

High level bespoke window
Lighting
Double power point
New concrete floor

Utility Room

Size 2.41m x 1.79m max (7'11" x 5'10" max)

Premium Burnham grey fitted units with wood effect work surface
Beko washer dryer built in
Stainless steel sink with mixer tap
Twin Sockets
Extract fan
Sash window
Feature light fitting
Linoleum floor

Utility Room Lobby

Max size 1.63m x 1.13m max (5'4" x 3' 8" max)

Single spotlight
Linoleum floor



Orangery

Size 4.83m x 3.51m max (15'10" x 11'6" max)

Oak framed massive double glazed windows

Double oak doors ASPIRE French Door Set

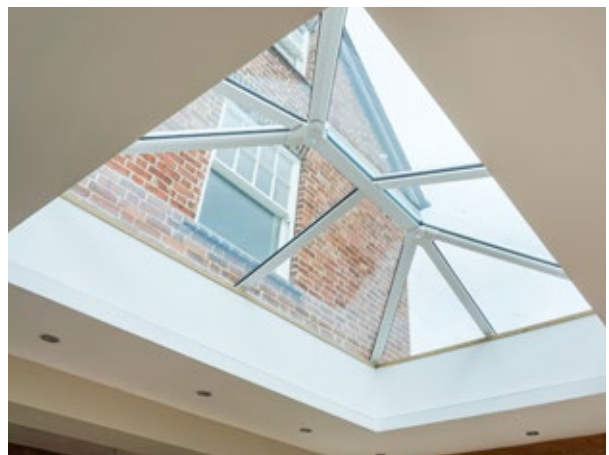
12 spotlights

Premium double glazed lantern

2 Double sockets

Underfloor heating

Karndean flooring with bespoke design features.

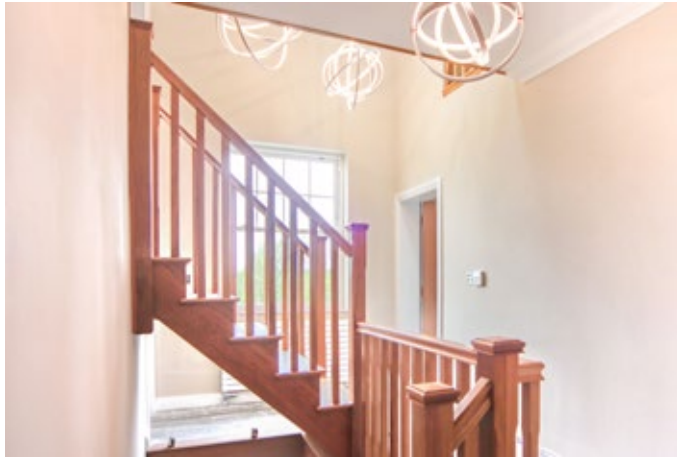


First Floor

1st Floor Landing

Size 5.50m x 2.29m max (18'1" x 7'6" max)

Feature lighting
1 double socket
Intruder alarm control unit
Smoke detector
Thermostat
1 premium radiator with thermostatic valve
Feature staircase



Master Bathroom

Size 3.73m x 3.61 max (12' 3" x 11' 10" max)

2 premium sash windows
Free standing bath with built in mixer tap and shower
Vitra Twin sinks in built in unit
2 cupboard 3 draw vanity unit
Twin mirrors with illuminated flyover
Vitra close couple toilet with concealed cistern
Feature illuminated shower shelf
Feature new Victorian style radiator with feature copper plumbing
Half height wood panelling finished in grey
Feature authentic Victorian fireplace (original 1900)
4 spotlights
Premium power rain shower
April glass shower surround with Clear coating and base
Extract fan



Bedroom 1

Size 4.22m x 3.63m max (13' 10" x 11' 11" max)

1 premium sash window overlooking garden
1 premium radiator with thermostatic valve
Feature lighting with feature wall light feature
Feature central light and wall mounted light both with remote control
2 way lighting
Bedside sockets and lamp sockets and switching aligned for super king size bed
2 additional double sockets
2 way lighting
Carpeted



Bedroom 2

Size 4.95m x 3.76m max (16' 3" x 12' 4" max)

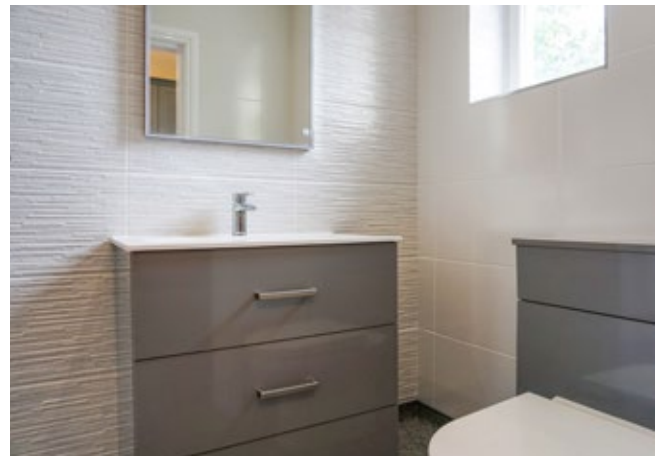
1 premium sash window
Feature central light and wall mounted light both with remote control
2 way lighting
Bedside sockets and lamp sockets and switching aligned for super king size bed
2 additional double sockets
1 premium radiator with thermostatic valve
Carpeted



Bedroom 2 Ensuite

Size 3.23m x 1.08m max (10'7" x 3'7" max)

Grohe Grohtherm SmartControl Perfect Shower Set with Rainshower
Vanity unit 2 cupboard with Corian surface
Single recessed sink
April shower screen with Clean and Clear Coating
Low level shower tray
Towel rail radiator
Extract fan
Heated, touch sensitive mirror
Compact WC
Twin spotlights



Bedroom 3

Size 4.2m x 3.61m max (14'2" x 11'10" max)

Feature brick wall with authentic 19th century bricks revealed
1 premium sash window
Feature central light and wall mounted light both with remote control
2 way lighting
Bedside sockets and lamp sockets and switching aligned for super king size bed
2 additional double sockets
Premium Radiator
Carpeted

Bedroom 3 Ensuite

Size 3.26m x 1.25m max (10' 8" x 4'1" max)

Feature brick wall with authentic 19th century bricks revealed
Grohe Grohtherm SmartControl Perfect Shower Set with Rainshower
Vanity unit 2 cupboard with Corian surface
Single recessed sink
April shower screen with Clean and Clear Coating
Low level shower tray
Towel rail radiator
Extract fan
Heated, touch sensitive mirror
Compact WC
Twin spotlights



Second Floor

Bedroom 4

Size 4.39m x 4.29* max, ceiling height to apex 2.98m
(14' 5" x 14' 1" max, height to apex 9'9")

Twin feature oak beams
1 premium sash window
Twin conservation Velux windows
Built in wardrobes with internal lighting and bedside cabinets
Data points and power sockets in vanity unit area
Feature central light
2 way lighting
Bedside sockets and lamp sockets and switching aligned for super king size bed
2 additional double sockets
Premium Radiator
Carpeted

Bedroom 4 Ensuite

Size 3.73m x 2.49 max, height to apex 2.98m
(12' 6" x 8' 2" max, height to apex 9'9")

Grohe Grohtherm SmartControl Perfect Shower Set with Rainshower
Vanity unit 6 draw cupboard with Corian surface
Double surface mounted sinks with mixer taps
Shaver/toothbrush socket in drawer
Remote controlled illuminated recess
April shower screen with Clean and Clear Coating
Low level shower tray
Towel rail radiator
Extract fan
Heated, touch sensitive mirror
Compact WC
Triple spotlights
Storage area with sliding doors

Bedroom 5

Size 4.29m x 4.22m max, height to apex 2.98m
(14' 1" x 13' 10" max, height to apex 9'9")

Twin feature oak beams
1 premium sash window
Twin conservation Velux windows
Built in wardrobes with internal lighting and bedside cabinets
Data points and power sockets in vanity unit area
Feature central light
2 way lighting
Bedside sockets and lamp sockets and switching aligned for super king size bed
2 additional double sockets
Premium Radiator
Carpeted





Landing Area

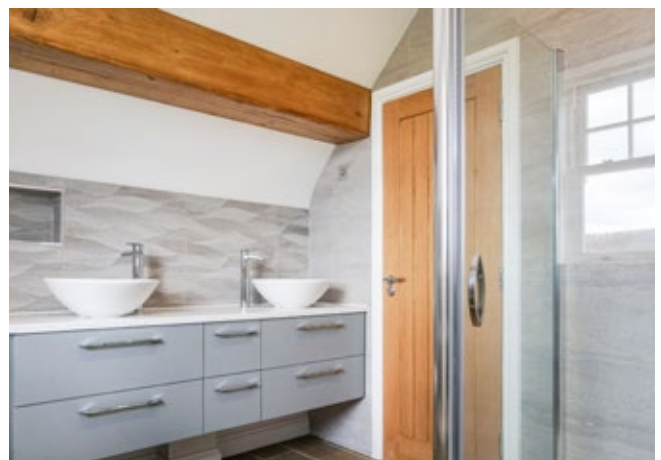
Size 4.74m x 4.24m max (15' 6" x 13' 11" max)

Storage area with doors
Triple conservation Velux ceiling windows
Twin outstanding LED orb chandeliers
2 twin sockets
Carpeted
Thermostatically controlled radiator
Twin spotlights
Smoke detector

Bedroom 5 Ensuite

Size 3.73m x 2.49m max, height to apex 2.98m
(12' 6" x 8' 2" max, height to apex 9'9")

Grohe Grohtherm SmartControl Perfect Shower Set with Rainshower
Vanity unit 6 draw cupboard with Corian surface
Double surface mounted sinks with mixer taps
Shaver/toothbrush socket in drawer
Remote controlled illuminated recess
April shower screen with Clean and Clear Coating
Low level shower tray
Towel rail radiator
Extract fan
Heated, touch sensitive mirror
Compact WC
Triple spotlights
Storage area with sliding doors
Plumbed and wired for secondary washer dryer



The Grounds

Wild Rose House is approached through massive, bespoke electrically operated gates over an impressive driveway which leads to an ample parking space. In total there are some 2 acres to enjoy. The gates have remote control from an app and from twin key pads. They have protection against collision with objects and people, together with a self closing feature and the ability to only open one gate. They are monitored with CCTV and have an audio receive and transmit function to announce guests.

The new driveway with feature turning circle and parking area is constructed from tarmac surrounded and delineated by granite sets.

The south facing, newly rendered cream finished wall is a gardener's dream. Figs, peaches, apples, nectarines, grape vines and many other fruit and ornamental plants would grow well in such an aspect.

There is a bespoke wooden personal gate to give easy access to the outside road and the post box which is mounted nearby.

A bespoke secure gate set within a small custom made pergola with attached trellis leads directly into the paddock area. The area is planted with phormiums and pyracanth.

There is extensive outdoor lighting with flood lights to the building and multiple lights within the barbecue area.

There is a Victorian outbuilding now converted to provide an outdoor kitchen, pizza oven and barbecue area and bar situated on a newly premium charcoal stone paved area, surrounded by a herb bed and grassed areas. There is a Belfast sink, which is recovered from the original farmhouse kitchen, complete with tap within the covered area. Power sockets and an outside tap are provided.

A fully planted herb bed is surrounded by a box border and contained within railway sleepers.

There is further outdoor south facing terrace to enjoy the sunsets accessed from the bifold doors in the kitchen area. The outside terrace areas are paved with new premium Natural Stone Charred Oak from Digby Stone.

The whole is surrounded by a secure wall and ancient hedges which are largely of hawthorn.

The lawns are newly planted high quality turf laid on 160 tons of newly imported soil.

New planting carried out includes 2 premium silver birch underplanted with grasses.

Beds to the front of the house are planted with Begonias and other bedding plants.

The property backs on to a newly fenced 2 acre paddock which can be used for a variety of purposes subject to appropriate planning. We are not aware of any tree preservation restrictions.

The Paddock

The paddock, which is newly fenced, may be used for a variety of purposes. It is probable that stables or similar building could be erected by new owners, subject to planning permission. Our architect has prepared indicative sketch drawings of what may be possible.

There is an additional field which may be available by separate negotiation.

Warm Beautiful Homes also owns the Barns opposite which may allow prospective purchasers other purchase opportunities should they so desire.



The History

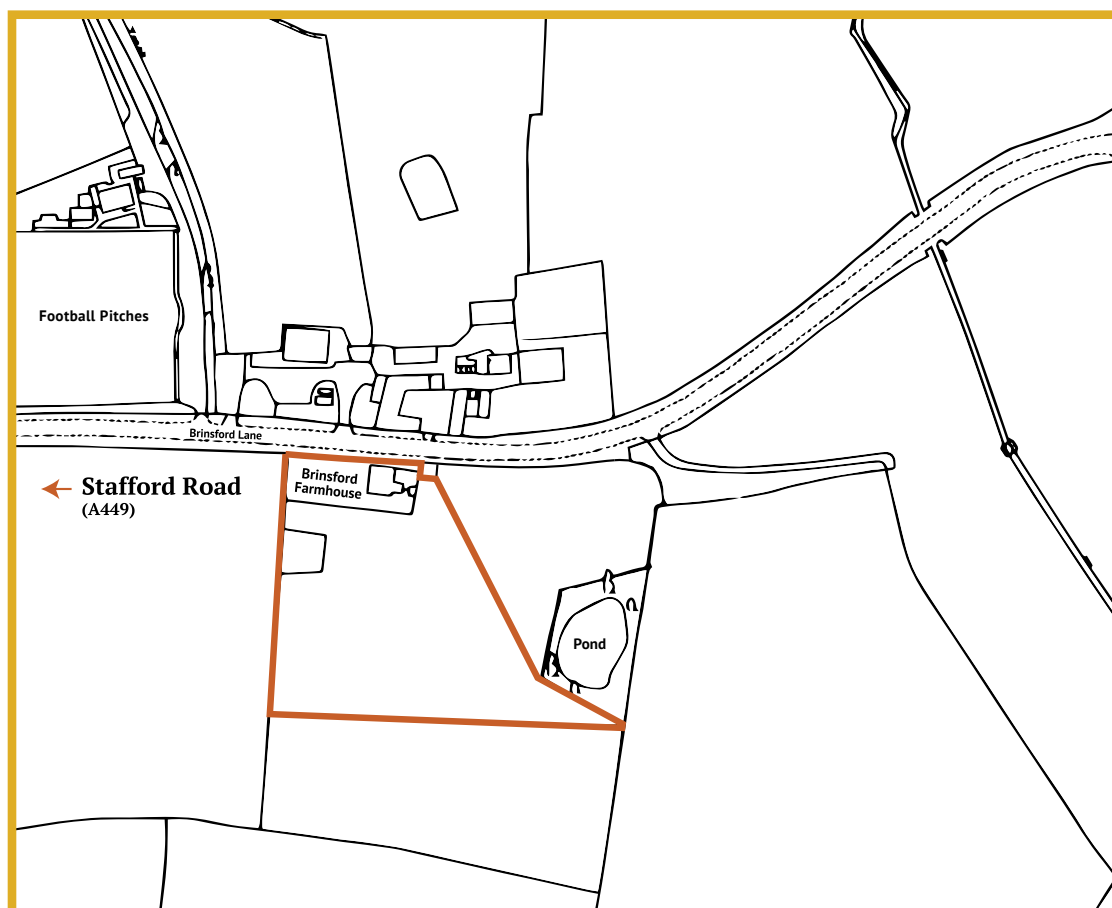
This Victorian farmhouse was originally the project of an aristocrat of Staffordshire, Francis Monckton. He was a philanthropist committed to improving agriculture. He dreamt of this building as the model home for the new century, the 20th century. It would work with the new barns that he was creating, giving his tenant family, the new businessman farmer, the latest in agricultural techniques and processes. It was a mutually beneficial philanthropy - though - by giving the very best to his tenants he could command a better rent.

And so it was that between 1900 and 1901 the complex of barns and this farmhouse were created. The building had high ceilings, was generously proportioned and light flooded through the 18 windows that punctured the walls.

The farmhouse was built at a time of renewal. The country had passed through an agricultural depression caused by the import of cheap grain from America and the new arrivals of frozen meats from the Antipodes. But by 1900 a new spirit of optimism was in the air. It was driven by the success of the industrial revolution and the demands of the new townsfolk sharing in fresh products delivered from model farms.

Location

Wild Rose House is situated in the historic area of Coven Heath. This has always been a hub of communication with first the main Stafford Wolverhampton Road passing by and later the canals including the Shropshire Union Canal. The railways passed through whisking the milk to the customers in the local towns and finally the dawn of the motorway age with the M54 passing nearby.



Additional Information

Council Tax Band

Council Tax band is F local authority ref. 741 South Staffordshire as listed on valuation agency web site but prospective purchasers should make their own enquiries.

Services

Mains water is supplied through a dedicated supply
Electricity is provided by a newly upgraded overhead connection
Mains gas is provided by a new 64Kw connection
Broadband is available with speeds up to 12Mb with Superfast Fibre
Rain water control is by soakaway
Sewage is handled by a septic tank

Address

Wild Rose House
Brinsford Lane
Coven Heath
WV10 7PR

Possession

Vacant possession will be given on completion.

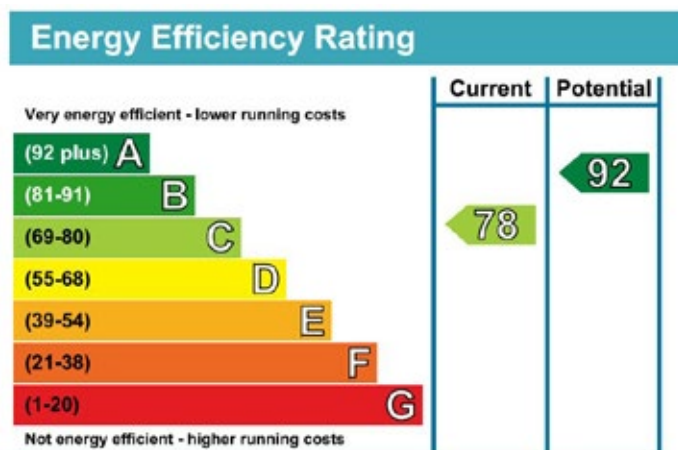
Overage Deed

An overage deed was imposed on Warm Beautiful Homes Ltd upon the purchase of Wild Rose House. The deed requires that it is imposed on subsequent purchasers of the property. The deed provides for an overage payment of 25% of the amount of the increase in value upon certain conditions including planning permission being granted. The deed lasts until 2038.

The use of the property for the grazing of horses for private purposes and / or agricultural use and agricultural storage buildings and / or ancillary landscaping and / or infrastructure is to be deemed as Permitted Development and no overage payment would be required. Any payments made under the deed would be divided amongst local charities. The full text of the deed is available to view on request.

Viewing

To view call **01922 324 060** or visit www.wbh1.co.uk/view



Don't let the dream slip away

Call: 01922 324 060

To book a viewing now



**Warm Beautiful
Homes Ltd.**

Warm Beautiful Homes Ltd is an enterprise dedicated to providing quality homes for discerning people. We specialise in unique properties within 30 miles north of Birmingham.

We add value by carefully restoring and building new houses that meet the aspirations of today's generation of families. All of the character with all of the modern comforts – set in great locations.

Our high standards are incorporated in everything we do. We want to enable our customers to enjoy the lifestyle they dream about in homes that they can enjoy for decades to come.

Disclaimer

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.