



CHARTERED SURVEYORS & ESTATE AGENTS



Spring Cottage | 62 Wellington Road | Edgbaston | Birmingham | B15 2ER

Offers in excess of: £1,800,000

A unique and charming Grade II Listed period property standing within beautiful grounds extending to approx 2.3 acres. In all the accommodation offers some 6950 sq ft and comprises reception hall, four reception rooms, stunning modern kitchen/breakfast room, utility room, large orangery, master bedroom with dressing room and en suite, guest bedroom with en suite, four further bedrooms and two bathrooms. Detached single storey one bedroomed coach house, detached double garage, large gravelled driveway.

SITUATION

Edgbaston is an exclusive suburb of Birmingham, rich in history and being part of one of England's largest urban conservation areas. Much of Edgbaston comes under the control of the renowned Calthorpe Estate which is committed to preserving the quality and original character of the area and the properties within it, making this a most desirable and enjoyable place to live.

62 Wellington Road is an address that encompasses ten individual dwellings all set within around 8 acres of land and accessed via a private drive. Wellington Road itself is a famous Edgbaston address, boasting some of the area's most impressive private residences.

Ideally located for access to Birmingham City Centre which lies just over a mile to the north via the nearby A38 Bristol Road, Wellington Road is also well placed for the amenities of nearby Harborne which is approximately one mile to the west. In addition to Waitrose and Marks & Spencer, Harborne benefits from a range of convenience shops and brasseries, restaurants and coffee shops including its own Michelin starred restaurant.

Birmingham boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols.

Broad Street and Brindleyplace are also nearby and have been developed and improved to provide excellent business and recreational facilities.

The Edgbaston Priory Tennis and Squash Club, Edgbaston Golf Club, Edgbaston Cricket Ground, the Birmingham Botanical Gardens, Winterbourne Botanic Gardens and the Martineau Gardens are situated close by.

Superb medical facilities in the area include the redeveloped Queen Elizabeth Medical Centre which provides state of the art medical facilities for the region. The Edgbaston and Priory Hospitals are nearby, and The Birmingham Children's Hospital and City Hospital are within two and three miles respectively.

A wide range of schools for children of all ages is available in the vicinity both in the private and state sectors. They include Hallfield Preparatory School, West House School, Blue Coat School, Edgbaston High School for Girls, St George's School, The Priory School and The King Edward's Foundation Schools. Chad Vale Primary and Junior School is also very convenient.

DESCRIPTION

Spring Cottage is a most delightful period family home, set well back within superb gardens and grounds, extending to some 2.3 acres, and providing a lovely mature setting. This fine property is listed Grade II for its architectural and historical interest, and also lies within the Edgbaston Conservation Area.

The house, which is approached over a long drive, has most handsome Regency style stucco faced elevations, set beneath a slate roof, with relief offered by sash fenestration, corniced chimney stacks and a pillared portico to the southern aspect.

The well laid out and generously proportioned accommodation is set over two floors, being ideally suited for family occupation, and extending in all to some 6956 sq ft (646 sq m) whilst also enjoying a superb westerly outlook over the front gardens. The house also retains many traditional style features throughout, to include timber wall panelling within the entrance hall and study/office, parquet floor within the superb drawing room, as well as splendid fireplaces within three of the principal reception rooms.

Further versatility is provided by a detached single storey coach house, providing either excellent staff accommodation, or as a separate granny annexe/ guest suite/home office.

A pair of double entrance doors, set beneath a pillared portico, lead into the fine panelled entrance hall. This in turn continues into the long reception hall, with a cloakroom and access to the cellars, whilst also leading off to the four reception rooms. The main drawing room enjoys an attractive westerly aspect, with parquet flooring, bay window with French doors continuing out onto the front terrace, and an Adams style marble open fireplace flanked by built in china display cupboards.



The morning room also has an open fireplace with carved wood surround and marble inlays, together with a large bay window to the south facing aspect.

Within the hall are a useful range of fitted storage cupboards, and access to the fine panelled study/office, with bay window and open fireplace, and to the far end is located the dining room, with door out onto the front terrace. The kitchen has very recently been replaced and comprises an extensive range of white high gloss fitted base and wall units with black granite work-surfaces, Amtico flooring, large granite-topped central island unit with breakfast bar and integrated double sink with mixer tap, induction hob with down draught extractor which automatically retracts into worktop, 2 Fisher and Paykel drawer dishwashers, 2 AEG pyrolytic ovens, AEG full height integrated fridge and matching freezer, AEG built-in microwave, AEG built-in wine cooler, three full height sliding larder units.

There is a separate utility/laundry room, which has also been stylishly refitted and which also housing the central heating boiler. A breakfast room leads off the kitchen, off which the secondary staircase leads up to the first floor. A rear hall with quarry tiled flooring leads through to the extensive orangery, with a flagstone floor, French doors out onto the raised rear terrace and private rear seating area, and presently utilised as a games room.

From the reception hall an elegant staircase leads up to the first floor landing, which in turn leads off to the bedroom accommodation. The master suite is served by an en suite dressing room and modern en suite bathroom, with a further two bedrooms en suite shower room and a family bathroom. A lower landing area, continues around to bedrooms 5 and 6, in addition to a further bathroom.

OUTSIDE

The property is approached off Wellington road (through an entrance, flanked by a white picket fence, set between numbers 61 and 63 Wellington road). This road, which leads to a number of other private houses, continues over a mini crossroads and then down to the main entrance gates to Spring Cottage, with a gate house to the one side (and not within the ownership of Spring Cottage). This first section of drive (over which the two properties The Paddocks and The Stables have a right of way over) then continues straight down, past a vehicular security bollard, and terminates in a parking area directly to the south of the house, and off which access is gained to the detached double garage block.

A separate drive leads off the main drive approach and to a further

parking area to the fore of the Coach house. This single storey one bedroom residence provides either excellent staff accommodation, or alternatively is ideal as a self-contained guest suite/granny annexe/home office.

The gardens and grounds to Spring Cottage are a particularly attractive feature of the house, and provide a most delightful established setting. To the west of the property is a large gravelled garden area with raised rockery beds, and shielded by a variety of mature trees and shrubs. To the east of the house is a private seating area, with a further raised terrace to the back of the orangery. Below this is an ornamental garden, dissected by a number of gravel pathways, which in turn leads through to a good size lawned garden. Both of these gardens are screened by high Leylandii hedges, behind which is a path and a garden wall. To the north of the house is a further area of garden.

The house, gardens and grounds in all extend to around 2.3 acres (0.93 hectares) or thereabouts.

GENERAL INFORMATION

Tenure: The property is Freehold.

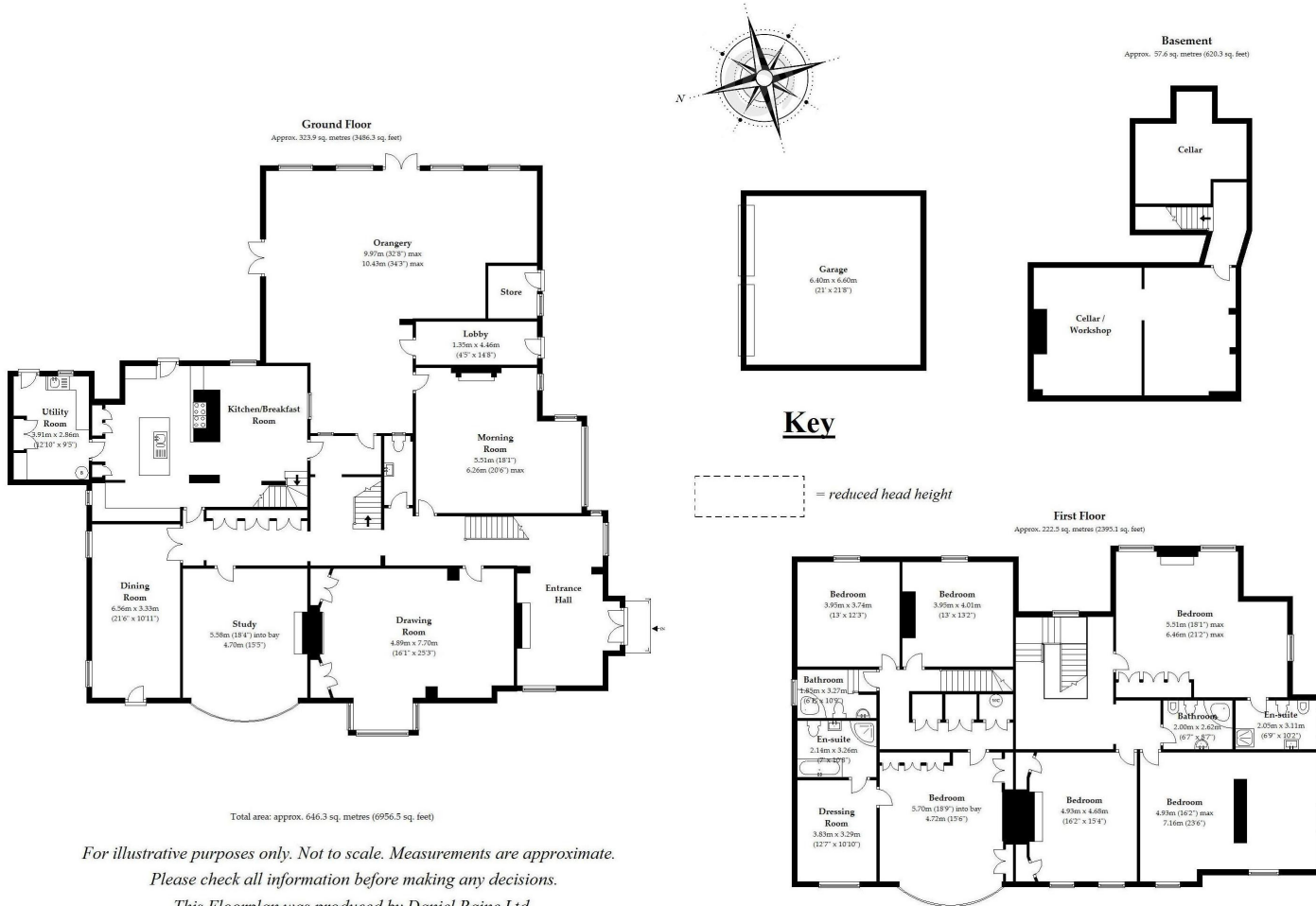
The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Services: All mains services are understood to be available and connected.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Viewing: Strictly by prior appointment with the Selling Agents: Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS.





7 Church Road | Edgbaston | Birmingham | B15 3SH | 0121 454 6930 | www.robertpowell.co.uk

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