



CHARTERED SURVEYORS & ESTATE AGENTS



Apsley House | 39 Wellington Road | Edgbaston | Birmingham | B15 2ES

Guide Price: £1,995,000



A beautiful Georgian Grade II Listed residence standing in mature grounds of around an acre. Completely hidden from Wellington Road behind an impressive front wall, set well back in its plot and accessed via a long drive with electronic gates, the accommodation extends to approx. 6550 sq ft in total including four reception rooms, orangery, breakfast kitchen, cellars, master suite with dressing room and shower room, four further bedrooms, a shower room and a bathroom. Various outbuildings set around an attractive courtyard including a large coach house providing extensive garaging and large one bed roomed first floor flat.

#### 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.

Wellington Road 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

Apsley House is undoubtedly one of the hidden gems of Edgbaston. The house stands in captivating grounds of about one acre but is obscured from Wellington Road by a most impressive traditional front wall and many trees offering great privacy. Approached through electrically operated gates and a meandering drive, Apsley House stands to the rear of this expansive plot with lovely views over the mature gardens.

It is understood that Apsley House is principally Georgian but the original date of construction is uncertain. It is believed that the house would have had a greater acreage and was probably the residence of a smallholding before the gentrification of the Calthorpe Estate.

Listed Grade II, the house presents wonderful architecture with some splendid features inside and out. The rear sections of the property have retained the Georgian origins with mellow brick elevations whilst much of the house has distinctive stucco elevations of Regency style. The front elevation is worthy of particular note, beautifully proportioned with large sash windows surrounding a dramatic portico. It is understood that this most impressive entrance with Ionic detailing was designed in the mid 19th century by the well known Birmingham architect Charles Edge.

The sale of Apsley House presents one of the rare opportunities to acquire one of Edgbaston's finest homes. In addition to the main residence the property includes a charming coach house which provides garaging in addition to a most useful cottage. This secondary dwelling is ideal for dependant relatives, staff or guests and would easily accommodate alternative uses such as home office or for leisure pursuits.

#### ACCOMMODATION

The accommodation at Apsley House has an excellent layout as shown on the floor plans. The rooms are well proportioned with





generous levels of natural light from large windows. The accommodation of the main house is set upon two floors together with good cellarage. There is a useful range of domestic outbuildings with workshop and laundry together with garaging and the added advantage of the self-contained cottage.

#### Apsley House – Ground Floor

Apsley House is approached to the front through a wonderful portico having four classic square columns and two most impressive fluted Ionic columns. The portico is crowned by a deep cornice and classical balustrading. Wide stone steps lead up into the **portico** whilst a substantial glazed door leads into the **reception hall**. This generous central hallway has a moulded ceiling cornice and a splendid diamond patterned original floor of slate and Bath stone. The focal point of the hall is the half-turn staircase with its elegant oak balustrade.

Radiating off the reception hall are **three fine reception rooms**, all of which have most attractive moulded ceiling cornices and fine fireplaces. The **drawing room** is beautifully situated on the south west corner of the house and has a French door out to the side terrace. The **library** has a wide projecting bay window to the front elevation, meanwhile the **dining room** features two large recessed archways and has a window with glazed door opening into the **orangery**, which is also accessed through the **study** via the inner hall. This stunning orangery was built by Amdega in 2008 and runs over 20 ft in length across the west elevation of the house. It has a tiled floor, hardwood frame, double glazed roof and windows providing a panoramic outlook over the grounds, and bi-folding doors opening out to the west terrace.

Also off the inner hall is a traditional **butler's pantry** housing original cupboards, drawers, shelves and glass fronted china cabinets together with oak work surfaces and a wonderful copper sink. The adjacent **cloakroom** has a WC, wash basin and large fitted coat cupboards with low level shoe and boot storage.

The **family/sitting room** is a cosy room located off the kitchen and makes an ideal playroom or TV/games room. Formerly part of the servants' quarters the original butler's bell board makes a charming feature. Built into the recesses abreast of the chimney are original pine storage cupboards and drawers.

The **kitchen** has a quarry tile floor and a range of painted purpose-made kitchen furniture including floor and wall mounted cupboards, drawers, glass-fronted cabinets and solid beech work surfaces. A tiled inglenook with lighting and extractor houses the dual fuel AGA

Range with twin electric ovens, grill, slow cook oven and six ring gas hob with griddle. There is a Neff integrated fridge and freezer and a Siemens integrated dishwasher.

Apsley House has generous **cellarage** featuring a central hall area, an interesting semi-circular room underneath the portico and two large principal rooms which feature cold slabs and a large number of wine bins.

#### First Floor

At the heart of the house is the **central landing** which has a moulded ceiling cornice and a substantial central lantern which features an ornate leaded window and provides an abundance of natural light.

The **master bedroom** is located on the south side with a large sash window overlooking the front gardens. This principal bedroom has a fine ceiling with two central beams and deep moulded cornices and also features a very pretty cast iron fireplace with polished slate hearth. Off the main bedroom is a smartly refitted **en suite shower room** and this continues through to a **dressng room** which completes the suite, having matching ceiling cornices and a good range of fitted wardrobes and overhead storage cupboards.

In addition to the master bedroom suite there are **four further bedrooms**, three of which have fitted wardrobes. There is a modern **shower room** and a large **family bathroom** which completes the first floor accommodation.

#### The Coach House Courtyard

The delightful coach house courtyard is paved with traditional bricks laid in a herringbone pattern. The tall garden walls around the courtyard are draped with a number of well established climbing plants including hydrangea, ivy and winter jasmine and electronic gates separate the courtyard from the main drive.

The **Coach House Cottage** is approached at ground floor level via a good sized **reception hall** with the rest of the accommodation located on the first floor. The first floor rooms include a large **living/dining room** accessed via the **fitted kitchen**. There is a **large bedroom** as well as a **bathroom** with WC, wash basin, bath and separate shower.

Within the courtyard adjacent to the house is a range of very useful **domestic outbuildings**. The first of these is a **storage area/dog kennel** which leads through to the **laundry/boiler room**. In here there are twin stainless steel sinks with drainers, storage cupboards, shelving and plumbing for two washing machines. Adjacent is a





gardener's WC and a workshop with storeroom over.

The main coach house building includes a traditional **single garage** with arched timber doors, a good sized **garden store** and a **second garage area** capable of accommodating three cars.

### Gardens and Grounds

Apsley House is set well back from Wellington Road behind a beautiful tall brick garden wall capped with stone copings. There are two vehicular entrances to the plot with the principal entrance having electrically operated wrought iron gates with intercom system set between two impressive pillars. A tarmac drive leads up towards the house flanked by deep areas of shrubbery with laurels and rhododendrons and a wide variety of trees including yew, cherry and pine. The drive continues towards the house and then splits with a section leading into the courtyard whilst a parking and turning area lies to the front of the house.

The principal lawn leads away from the front of the house and is surrounded by deep shrubberies and a number of mature trees including two large beech trees. On the west side of the house is a further formal lawn. There is a York stone terrace providing a lovely seating area and having access from the orangery, drawing room and study. The lawn leads out to well stocked herbaceous and shrub borders all enclosed by tall walls. On the south side of this lawn there is a delightful seating area on a small York stone terrace with a rose trellis as a backdrop and surrounded by well stocked borders planted with heathers, lavender and other shrubs. Adjacent to here is a small orchard where the lawn is interspersed with wild spring flowers and a number of fruit trees.

South of the orchard is the productive kitchen garden featuring a large fruit cage and further areas of lawn. Adjacent to here is an excellent utility area with a number of brick built compost bins and a particular feature of Apsley house is the second vehicular entrance which leads into a skip bay set behind large timber doors. This unusual and very useful feature allows access for a lorry to drop a garden skip which can be used continuously and collected when necessary whilst tucked away in a sunken area of the grounds and hidden from the road behind solid doors.

Numerous gravel paths wind through the grounds which extend to about one acre. Overall the gardens provide great variety and offer considerable privacy and a lovely setting for Apsley House.

### Tenure

The property is freehold. As part of the Calthorpe Estate the property is subject to the terms and conditions of the Estate's Scheme of Management, a copy of which is available on request.

### Services

It is understood that mains water, electricity, gas and drainage are connected. Central heating is gas-fired and has been upgraded with a modern Worcester Bosch condensing boiler. Good security arrangements include automated entrance gates with intercom system, secondary gates to the courtyard, Chubb maintained CCTV and alarms.

### GENERAL INFORMATION

**Tenure:** The property is freehold. As part of the Calthorpe Estate the property is subject to the terms and conditions of the Estate's Scheme of Management.

**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:** It is understood that mains water, electricity, gas and drainage are connected. Central heating is gas-fired and has been upgraded with a modern Worcester Bosch condensing boiler.

**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.

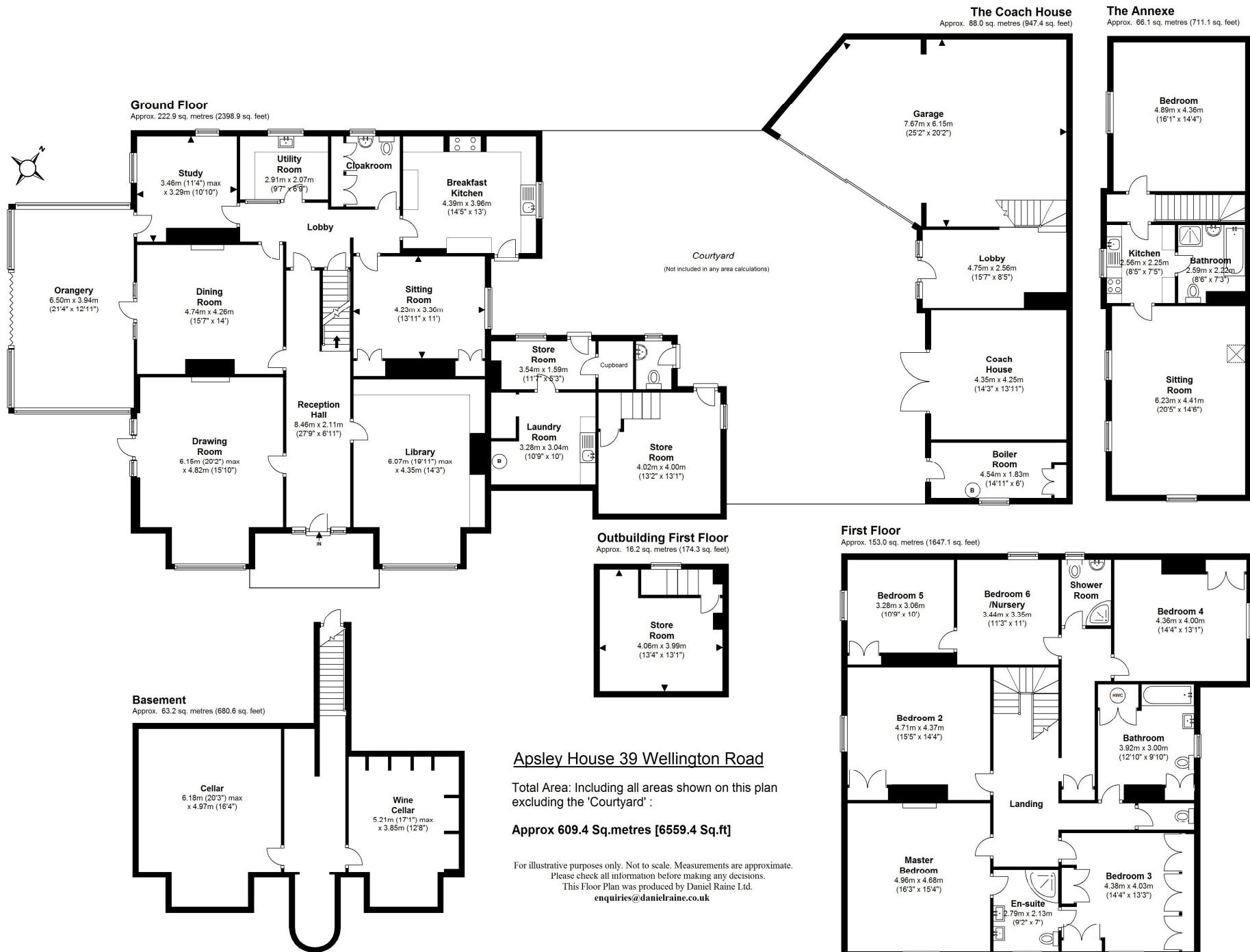
**Viewing: Strictly by prior appointment with the Selling Agents:** Robert Powell, 7 Church Road, Edgbaston, Birmingham, B15 3SH. Telephone No: 0121 454 6930. Regulated by RICS. Published October 2015



7 Church Road | Edgbaston | Birmingham | B15 3SH | 0121 454 6930 | [www.robertpowell.co.uk](http://www.robertpowell.co.uk)

Robert Powell for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Robert Powell & Co has any authority to make or give any representation or warranty whatever in relation to this property. **Property Misdescriptions Act 1991 – Agent's Note:** No services, fixtures, fittings or appliances, including central heating, have been tested by the Agent at the time of printing. All references to parts of the fabric, material, decoration, external or internal features or grounds of the property are made without any warranty as to their conditions or effectiveness. Where definite checks have been made, such results will be made clear at the appropriate place in the particulars of sale. Every effort has been made by the Agents to obtain accurate information from the correct sources. However, intending purchasers and other readers are asked to make their own arrangements regarding verification of any statements expressed in these particulars of sale





### Apsley House 39 Wellington Road

Total Area: Including all areas shown on this plan  
excluding the 'Courtyard':

**Approx 609.4 Sq.metres [6559.4 Sq.ft]**

For illustrative purposes only. Not to scale. Measurements are approximate.  
Please check all information before making any decisions.  
This Floor Plan was produced by Daniel Raine Ltd.  
enquiries@danIELRAINE.co.uk