


**Orton House Showell Lane, Penn, Wolverhampton, WV4 4UX**

BERRIMAN
EATON












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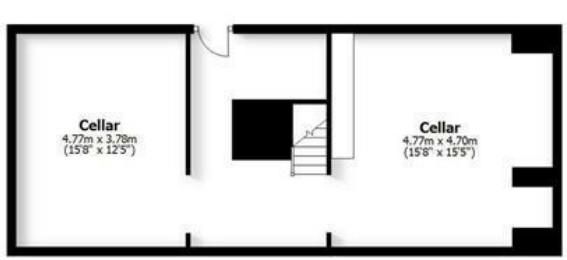
An elegant Georgian Grade II listed former farmhouse set within over four acres in a delightful semi-rural setting. The property has been fully modernised and improved to an exceptionally high standard.

EPC : E
WOMBOURNE OFFICE

# Orton House
**Penn**

| | | |
|---|---|---|
| HOUSE: | 324.8sq.m. | 3496sq.ft. |
| GARAGE: | 26.4sq.m. | 285sq.ft. |
| CELLAR: | 56.0sq.m. | 603sq.ft. |
| **TOTAL:** | **407.2sq.m.** | **4384sq.ft.** |

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



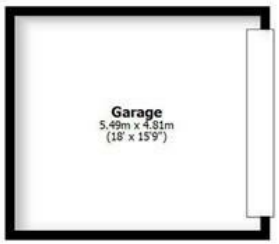

Cellar

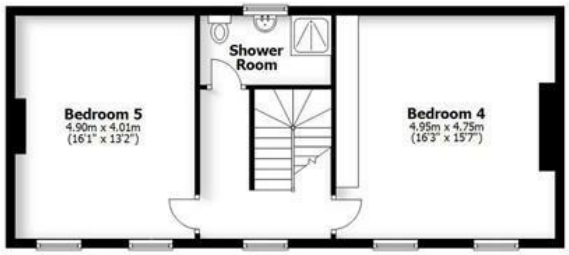



Ground Floor




First Floor




Second Floor

## LOCATION
The property stands in a highly desirable area surrounded by beautiful countryside and has long since been regarded as one of the most sought after locations within the locality in a lovely position on the fringes of the South Staffordshire border, offering an ideal mix of rural tranquillity and convenience, within easy access of Wombourne village and the local facilities afforded by Penn.

## DESCRIPTION
An elegant Georgian Grade II listed former farmhouse, parts dating back to 1741. Set within over four acres of grounds in a delightful semi-rural setting. The property has been fully modernised and improved to an exceptionally high standard over recent years.

Electrically operated wooden gates open onto a spacious Cotswold gravel driveway, leading to a detached double garage, with sweeping formal lawns and an adjoining paddock beyond. The accommodation comprises an inviting entrance hall, a generous drawing room, separate dining room, and a large farmhouse-style dining kitchen, alongside an impressive family room with a mezzanine study above. The ground floor is further complemented by a cloakroom, utility room, and access to the cellars.

Arranged over the first and second floors are a total of five bedrooms, two bathrooms and an additional shower room. The property is presented to an exceptional standard throughout, with a carefully considered decorative scheme to create a warm, welcoming, and highly comfortable home environment. A strong emphasis has been placed on quality and detail, with high-end fixtures and fittings featured throughout, including distinctive Buster & Punch switches and conveniently positioned USB sockets. Modern living is further enhanced by whole-house WiFi coverage and a comprehensive CCTV system, both offering app-based remote access for ease, security, and peace of mind. The property also benefits from smart central heating, double glazing, and is offered with NO UPWARD CHAIN.

## ACCOMMODATION
The ENTRANCE HALL is approached via an original oak front door and features stone flooring, vintage-style radiators, and a staircase rising to the first floor with useful storage beneath. The DRAWING ROOM is a beautifully light reception space, with two double-glazed windows to the front elevation and French doors opening onto the rear garden patio. Character features include an original oak-beamed ceiling and a charming log burner. The DINING ROOM offers exceptional period character, featuring a wide recessed fireplace with exposed brick chimney breast and herringbone detailing, inset beams, parquet flooring, and an oak-beamed ceiling. Dual-aspect double-glazed windows to the front and side elevations, an original door with steps leads down into the KITCHEN. A door leads through to a LOBBY, providing access to the side passage and the UTILITY room, which offers fitted work surfaces with inset sink, plumbing and space for washing machine and tumble dryer, and a double-glazed window. The CLOAKROOM is fitted with a low-level WC, pedestal wash hand basin, radiator, stone flooring, two rear-facing double-glazed windows, and a storage cupboard. From the kitchen, steps descend to the impressive FAMILY ROOM, a striking space with vaulted ceiling, log burner, radiators, and wooden doors opening directly onto the rear garden. A staircase rises to a MEZZANINE STUDY, complete with wooden balustrades, offering an elevated and versatile workspace, double glazed window and radiators.

An oak staircase rises to the FIRST FLOOR LANDING, where there are two front-facing double-glazed windows, two radiators, and access to the principal bedroom accommodation. BEDROOM 1 is a generous double room featuring two front-facing windows, a Coalbrookdale fireplace, exposed oak beams, and spotlights. The adjoining WET ROOM comprises a multi-headed shower, vanity wash hand basin with mixer tap, low-level WC, heated ladder towel rail, tiled walls and flooring, and a rear aspect double-glazed window. BEDROOM 2 enjoys two front-facing double-glazed windows, a radiator, and fitted storage cupboard. BEDROOM 3, accessed via steps down, features partial wall panelling, side aspect double-glazed windows, fitted wardrobes, loft access, and a radiator. The BATHROOM is stylishly appointed with a roll-top bath and mixer tap, vanity wash hand basin, low-level WC, radiator, partly tiled walls, wooden flooring, spotlights, and a beamed ceiling, with a side aspect double-glazed window.

The staircase leads to the SECOND FLOOR LANDING, which benefits from two front-facing double-glazed windows, loft access, radiator, and wooden balustrade. BEDROOM 4 is a well-proportioned double room with two front-facing windows and radiators and an original fireplace. The SHOWER ROOM includes a walk-in cubicle with multi-headed shower, vanity wash hand basin, low-level WC, heated towel rail, spotlights, part tiled walls and flooring, and a rear aspect double-glazed window with views over the countryside. BEDROOM 5 also a well-proportioned double room features two front-facing double-glazed windows built in wardrobes and radiators.

## OUTSIDE
Electrically operated wooden gates provide access to an extensive stone driveway, framed by a traditional stone wall, offering an impressive approach to the property. A detached DOUBLE GARAGE features a vaulted ceiling and an up-and-over door, providing both practicality and presence. Estate-style fencing with gated access leads to the formal gardens, which are enhanced by a natural stream flowing from the local hills, adding charm and character to the setting. The lawns are beautifully landscaped and immaculately maintained, assisted by an automated robotic lawnmower for effortless upkeep. Views across the adjoining paddock and surrounding countryside are uninterrupted, offering a high degree of privacy and an open, unspoilt outlook. A well-positioned paved patio and seating area provide an ideal setting for outdoor dining and relaxation, perfectly oriented to take in the sweeping countryside surroundings.

Offers In The Region Of £1,250,000 EPC: E

IMPORTANT NOTICE: 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.


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