



49 WELLINGTON ROAD
EDGBASTON, BIRMINGHAM, B15 2EP

Robert Powell
RESIDENTIAL SALES & LETTINGS

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£3,000,000

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An exceptional and beautifully appointed Grade 2 listed early Victorian residence of some 7,000 sq.ft., and standing within private landscaped gardens of around three quarters of an acre, whilst tastefully modernised and comprehensively refurbished by the current owners into an exceptional family home.

Entrance vestibule, reception hall, cloakroom, 3 principal reception rooms and a study, open plan breakfast kitchen/family room, and a laundry/freezer room. Converted basement with gym, and cinema room/bar. On the first floor is a fine master bedroom with luxury en suite dressing room and bathroom, 5 further bedrooms, 2 family bathrooms and a further 2 en suite shower rooms. Two storey, 2-bedroom coach house. Approximately 8,331 sq ft (774 sq m) in total.

Gated and screened off-road parking on the front drive with electric car charging point. Secure side courtyard. Well maintained mature walled gardens. Modern outbuilding/cabin suitable as a studio/home office. Total plot is 0.74 acre (0.30 ha).

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.

Wellington Road is ideally located for access to Birmingham City Centre which lies just about 1.5 miles to the north via the nearby A38 Bristol Road. Fiveways Railway Station is less than a mile away and provides direct access to Birmingham's New Street Station which is one stop (5 minutes) down the line.

Both the Edgbaston Priory Tennis and Squash Club, and Edgbaston Golf Club are within easy walking distance of the property. Edgbaston Cricket Ground, the Birmingham Botanical Gardens, Winterbourne Botanic Gardens, and the Martineau Gardens are also situated close by.

DESCRIPTION

49 Wellington Road is a handsome and substantial early Victorian residence, listed Grade 2 for its architectural and historic importance, with original parts dating from circa 1840.

The property offers distinctive and attractive stucco faced elevations, principally set beneath a pitched slate roof, with relief offered by sash





fenestration. The house is approached through electronically operated entrance gates, leading onto a deep-set carriage sweep, and which provides ample parking for numerous cars.

The current owners have carried out a comprehensive refurbishment and tasteful modernisation of the property, to now provide a truly wonderful family home of quality. This beautifully appointed house has been completed to an exceedingly high level of specification throughout, whilst also retaining the character and feel of an imposing period residence.

In total the house has spacious and well laid out accommodation extending in all to circa 8,000 sq ft (774 sq.m.), all set over 2 floors, and including the excellent converted basement, and a fully refurbished 2 storey coach house.

On the Ground Floor

From the front drive the house is approached via wide stone steps into the **portico entrance porch**, with double timber front doors opening into an **entrance vestibule**, and further part glazed double doors continuing into the **central reception hall**. This impressive hall has a marble tiled floor and access to a cloakroom, as well as to the principal reception rooms and dining kitchen/family room.

The front **dining room** has a fine southerly aspect, with a large bay window, and central feature of a fireplace with Adams style timber surround and gas coal effect fire set within. The front **sitting room** also has a large bay window with window seat set within enjoying a southerly aspect and a fine fireplace with a black marble hearth and gas coal effect fire.

The **study** has a delightful aspect and French doors out onto the rear terrace, built in bookcases flanking the French doors and a feature fireplace with ornate marble surround and coal effect gas fire set within.

The magnificent **drawing room** is flooded with natural light via its dual aspect and a large feature arched window enjoys a fine vista over the rear gardens. This impressive reception room has a wonderful high ceiling, quality parquet wood floor, and a central marble fireplace with coal effect gas fire.

The extensive **breakfast kitchen/family room** provides a wonderful open plan area and most practical everyday living space. The kitchen area has a slate floor and is fitted with a comprehensive range of base and wall mounted cupboards, dresser unit to the one wall, large central island unit, ample marble work surface areas, double bowl sink unit with instant hot water tap, and appliances to include a NEFF dishwasher and microwave, Lacanche range cooker and space for an American style fried/freezer. There is a fitted breakfast bar and dining /sitting area, with access out onto the rear terrace via French doors and external steps.





A **side hall/cloaks area** has a part glazed door and external steps leading down to the secure side courtyard, as well as giving access to the **utility room**.

On the First Floor

From the reception hall an elegant staircase with three quarter height landing and feature arched picture window, leads up to the first-floor landing. The superb **master bedroom**, is served by a spacious **dressng room**, leading through a further dressing lobby (with walk In dressing area off) onto to the luxury **en suite bathroom** with large walk-in glazed shower, free standing bath, twin wash hand basins in a vanity unit and a WC. **Bedroom 2** has a south facing front aspect, fitted double wardrobe, and is served by a fine modern **en suite shower room**,

There is a superb luxuriously appointed **family bathroom** with full length, glazed walk-in shower with large rain shower head, free standing bath, twin sinks set within a vanity unit with mirror and vanity lighting above, WC, and heated towel rail. There are a further **four double bedrooms**, separate **family bathroom**, and additional **en suite shower room** to bedroom 4.

Lower Ground Floor/Basement

A fully converted area providing excellent additional living space and currently comprising useful cellar/storage rooms as well as a large cloaks room, separate WC, a gymnasium (leading through to the plant/boiler room) and a superb, fitted bar/cinema room.

Coach House

The fully refurbished two storey brick and slate tiled coach house, currently provides additional living quarters for staff/guests, and comprising a reception room, kitchen, and cloakroom on the ground floor, and 2 bedrooms and a bathroom on the first floor.

Outside

Electronically operated entrance gates open onto a deep set gravelled front driveway, providing parking for numerous cars to the fore of the house, and with mature screening giving total privacy to this area. There is also a 3-phase car charging point.

Large timber gates lead to the side courtyard area, ideal as a secure additional parking area and leading to a storeroom (within the coach house), and laundry/garden room.

Directly to the rear of the house is an extensive flagstone terrace, providing an excellent alfresco entertaining space. In addition is a useful covered fully operational outdoor kitchen/BBQ area, with access to a covered side passageway providing additional storage.

The well maintained and beautiful walled gardens are a most attractive feature of the property and have been beautifully landscaped to create the perfect environment for relaxing and entertaining. They comprise

extensive level lawns, with deep well planted borders and several established trees. Paved pathways wind down the garden, and with a large modern outbuilding/cabin ideally suited as a home office/studio with double glazed bi fold doors and lighting/ power connected. To the far end of the garden is a designated children's play area, with treehouse, rope walkway/slide and see saw.

The house and gardens in all extend to around 0.74 acre (0.30 hectare) or thereabouts.

GENERAL INFORMATION

Tenure: The property is Freehold however as it forms part of the Calthorpe Estate it is subject to the Estate's Scheme of Management a copy of which is available on request.

Council Tax: Band H



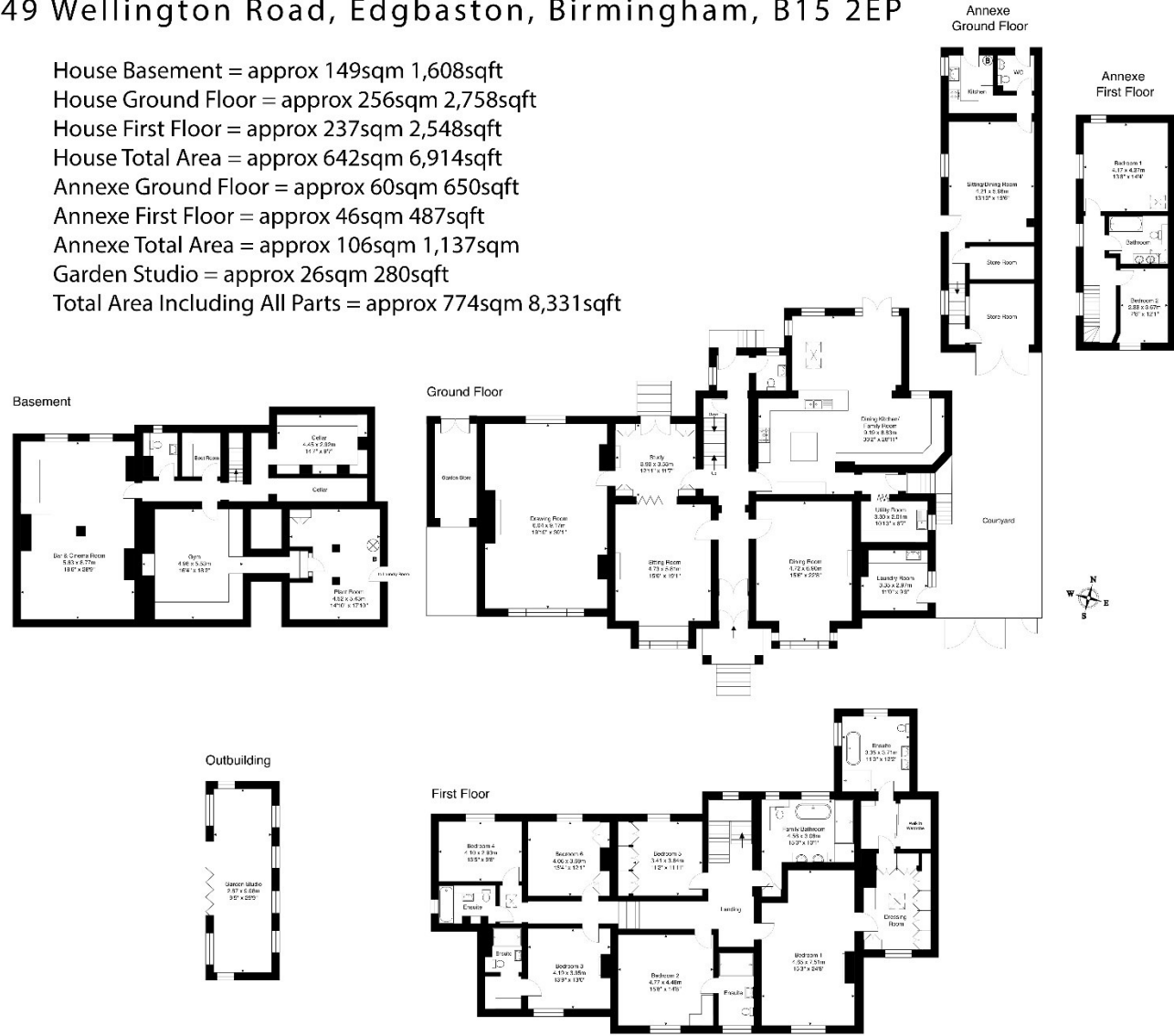
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49 Wellington Road, Edgbaston, Birmingham, B15 2EP

House Basement = approx 149sqm 1,608sqft
 House Ground Floor = approx 256sqm 2,758sqft
 House First Floor = approx 237sqm 2,548sqft
 House Total Area = approx 642sqm 6,914sqft
 Annexe Ground Floor = approx 60sqm 650sqft
 Annexe First Floor = approx 46sqm 487sqft
 Annexe Total Area = approx 106sqm 1,137sqm
 Garden Studio = approx 26sqm 280sqft
 Total Area Including All Parts = approx 774sqm 8,331sqft



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