

BLAKESHALL HALL

WOLVERLEY | WORCESTERSHIRE





BLAKESHALL HALL

BLAKESHALL | WOLVERLEY | WORCESTERSHIRE | DY11 5XP

Kinver 3 miles | Kidderminster 4 miles | Bridgnorth 15 miles | Worcester 19 miles | Birmingham 20 miles
M5 (J4) 14 miles | M5 (J5) 15 miles
(All mileages are approximate)

‘An elegant Regency Country House set in its own private gardens and grounds’

A Grade II Listed Country House to include;

Hall | Drawing Room | Orangery | Dining Room | Sitting Room | Study/Library | Office
Small Dining Room/Breakfast Room | Kitchen | Stables and Garaging
Principal Suite | 7 further Bedrooms | 4 further Bathrooms
Wing with Sitting Room/Gym, Office and 5 Bedrooms | Extensive Cellars

Beautiful Gardens and Grounds with Walled Garden and Ornamental Pond | Remote controlled electric gates to front and rear
CCTV for the Hall | Far-reaching Views | Woodland

Courtyard Cottage

About 15.49 acres

Available via Separate Negotiation;

Secondary Properties including Blakeshall Cottage (2 Bedrooms) | Garden Cottage (3 Bedrooms)
The Lodge (3 Bedrooms) | Dovecote Bungalow (2 Bedrooms)



www.knightfrank.com

Knight Frank
55 Baker Street
London W1U 8AN

Knight Frank
Oak House
Bridgwater Road
Worcester WR4 9FP

Peter Edwards
peter.edwards@knightfrank.com
+44 (0) 20 7861 1707
+44 (0) 7917 072 827

Charles Probert
charles.probert@knightfrank.com
+44 (0) 1905 746 884
+44 (0) 7957 333 495



www.savills.co.uk

Savills West Midlands
Hall Court, Telford
Shropshire TF3 4NF

Tony Morris-Eyton
amorris-eyton@savills.com
+44 (0) 1952 239 500
+44 (0) 7967 555 652

Peter Daborn
peter.daborn@savills.com
+44 (0) 1952 239 511
+44 (0) 7929 749 772

Viewing by appointment only

These particulars are intended only as a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION AND LOCATION

Blakeshall Hall occupies a private position on the edge of the village of Blakeshall. Blakeshall is a much sort after village lying within the attractive Worcestershire countryside. It benefits from the National Trust owned Blakeshall Common, a haven for wildlife linking to the Kinver Edge with fantastic outdoor space for walking and famous for its Rock Houses cut into the sandstone.

Blakeshall Hall is conveniently located with easy access to the M5 motorway and the main motorway network, providing the best of the surrounding countryside

with connectivity for the local services and commuting. Kinver, within 3 miles, is a popular village and has useful local facilities to include three schools, local shops, public houses and cafes. Kidderminster is just 4 miles away and provides more substantial services which include supermarkets, shops and rail service with excellent connectivity to Birmingham. There is access to some well renown private schools in the local area to include Winterfold House School (6.9 miles), Bromsgrove School (13.4 miles), Kings Worcester (18 miles) and Malvern College (27 miles), to name but a few.



BLAKESHALL HALL

Blakeshall Hall is an elegant, Grade II Regency house built in the 18th century and remodelled and extended in the mid 19th century and late 19th century set in a fabulous position with far-reaching, unspoilt, views offering complete privacy.

The main house has been beautifully restored and maintained to an exemplary standard offering period elegance, but with the modern conveniences one expects ideally suited to family life, and entertaining. The house exudes elegance, with well-proportioned principal rooms, high ceilings and many of the original features, yet is a manageable and comfortable family home.

Blakeshall Hall is approached via a formal drive that sweeps past The Lodge. The drive meanders up to the front of the house flanked by park railings and beech hedges to either side. A large gravel sweep leads to the front door with a turning circle planted with mature flower borders.

On entering under the portico with handsome Doric columns and moulded cornice, and through the impressive two-leaf half-glazed doors, one is met by an impressive hall with stone flooring, and fine corniced ceiling. From the hall is a beautiful, cantilevered staircase with an interesting stained-glass window. This window was once the property of an Andrew Wright. It was originally displayed in 1870 at Oak House, Haddington. With permission, it was transferred to nearby Rudge Hall in Shropshire in 1870 and finally moved to Blakeshall Hall in 1931.

To the left is the principal Drawing Room with a fine fireplace leading on to the exquisite Orangery built by Vale about ten years ago, three pairs of French doors open out to reveal exquisitely beautiful views over the surrounding gardens and wonderful, unspoilt countryside in the mid to far distance. There is a well-proportioned Dining Room, also with fine cornice ceilings, which overlooks the garden.



To the right is a further smaller drawing room, also well-proportioned with fine cornicing and a substantial 15 KW log burner which assists in heating the hot water. Set down a short passage is a more informal sitting room, which is a charming family room with bookcases to either side. Adjacent to the kitchen is a smaller dining room / breakfast room

The Kitchen is of a good size, has been beautifully designed around a central island, has a four door Aga and French doors into the garden. Blakeshall Hall also benefits from a billiard room, utility room, larder, and cloakroom with WC.

The grand, cantilevered staircase leads to the first floor. The principal suite is particularly impressive with a large bedroom, en suite bathroom with bath, shower, WC and basin, an oak floor and a dressing room. There are seven further bedrooms and four bathrooms well laid out to provide fantastic accommodation for family life, and guests to enjoy.





Integral to the house and accessed from the first floor is a Wing/Annex which could either be incorporated into the main body of the house or used as ancillary accommodation. At present this is laid out to provide a large sitting room/gym, office, box room and two bedrooms on the first floor with a further three bedrooms on the second floor. There are extensive cellars with a recently installed Ferrolli boiler. To the rear of the house is the private kitchen courtyard with a coal shed, woodstore, storeroom/workshop, outhouse and dog kennels. Beyond the Kitchen Courtyard is the Stable

Courtyard, with a useful apartment over the garages known as Courtyard Cottage, which comprises one bedroom with an en suite bathroom and a kitchen/living room. Beneath the flat are two generous garages with electric doors. Also in the courtyard is a traditional stable block with two stalls containing the original features of the brick floors and hay mangers, a tack room and a further smaller loose box. Located in the courtyard is a useful building for the storage of garden tools and grounds work equipment with a concealed bunded oil-fuel tank behind (6,000 litres).

BLAKESHALL HALL FLOOR PLANS



Approximate Gross Internal Area:
 Blakeshall Hall - 14,214 sq ft (1,320 sq m)
 Garages - 964 sq ft (90 sq m)
 Outbuildings - 1,362 sq ft (127 sq m)
 Courtyard Cottage - 856 sq ft (80 sq m)
 Annexe - 813 sq ft (76 sq m)
 For identification only. Not to scale.
 Not all buildings are shown in actual location/orientation.

BLAKESHALL HALL FLOOR PLANS



GARDENS AND GROUNDS

Blakeshall Hall is surrounded by beautiful gardens and grounds. To the front are well maintained lawns, all kept immaculate with remote, automatic mowers. From the front lawned gardens is a sandstone ha-ha leading to the lake and paddocks beyond providing an unspoilt vista. Behind the house is a lovely walled garden, with a greenhouse and laburnum walk, and a secondary walled garden with a central path and a circular centre piece that has been beautifully landscaped.

The gardens and grounds are spectacular in the spring with an abundance of azaleas.

The lake not only provides a focal feature for the gardens but also provides an integral irrigation system which supplies the whole garden with three separate circuits. The water for the lake is topped from a 400ft bore hole.

There is also a grass tennis court.





COTTAGES (AVAILABLE VIA SEPARATE NEGOTIATION)

Blakeshall Hall has the benefit of four additional cottages, all with separate access, which are all current let on AST's (gross income £54,000 per year 2024-2025). These properties offer fantastic scope for a number of uses to include family

accommodation, guest accommodation or short term or holiday lets. The properties are all in excellent state of repair and well maintained and accessed from the back drive offering independence from the main house.



Dovecote Bungalow



Stable Cottage and Garages



The Lodge

DOVECOTE BUNGALOW

Accessed through a gated entrance, this is a superb two bedroom detached bungalow. Through the front door is the modernised kitchen / dining room with a sitting room beyond. There are two bedrooms and two bathrooms providing fantastic accommodation. It is set in a lovely large and private garden with a useful outbuilding, formerly the original dovecote.

BLAKESHALL COTTAGE

Blakeshall Cottage is a semi-detached traditional brick property that is a part of the stables building. The house comprises a kitchen and sitting room on the ground floor and two bedrooms, one bathroom on the first floor. The house benefits from a large lawned garden.

GARDEN COTTAGE

Garden Cottage is the other half of Blakeshall Cottage. Accessed from a separate entrance, with a surrounding garden, a lovely private space. The house has a kitchen and sitting room on the ground floor, and three bedrooms and two bathrooms on the first floor.

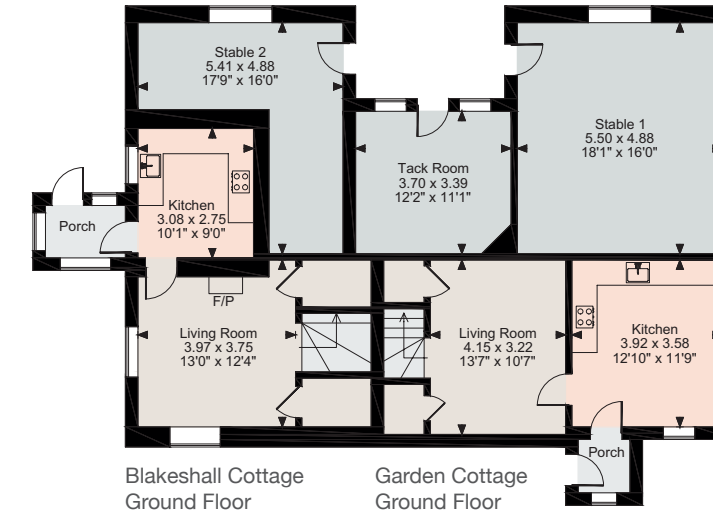
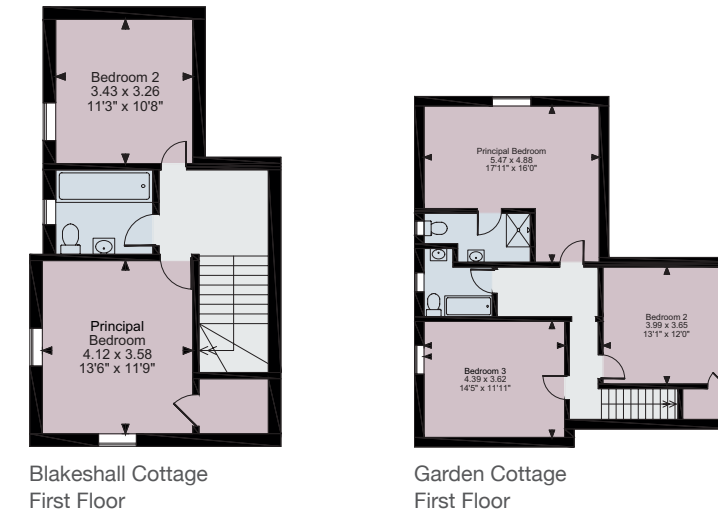
THE LODGE

The Lodge is positioned at the entrance to the main drive. The house is a large single storey bungalow which has been extended and adapted over the years to provide a superb large home finished to a good standard. The accommodation comprises an entrance hall, kitchen, sitting room and a lower level utility space. There are three bedrooms and two bathrooms. The lodge benefits from a decked sun terrace and a large gravelled parking area with lawned garden behind.



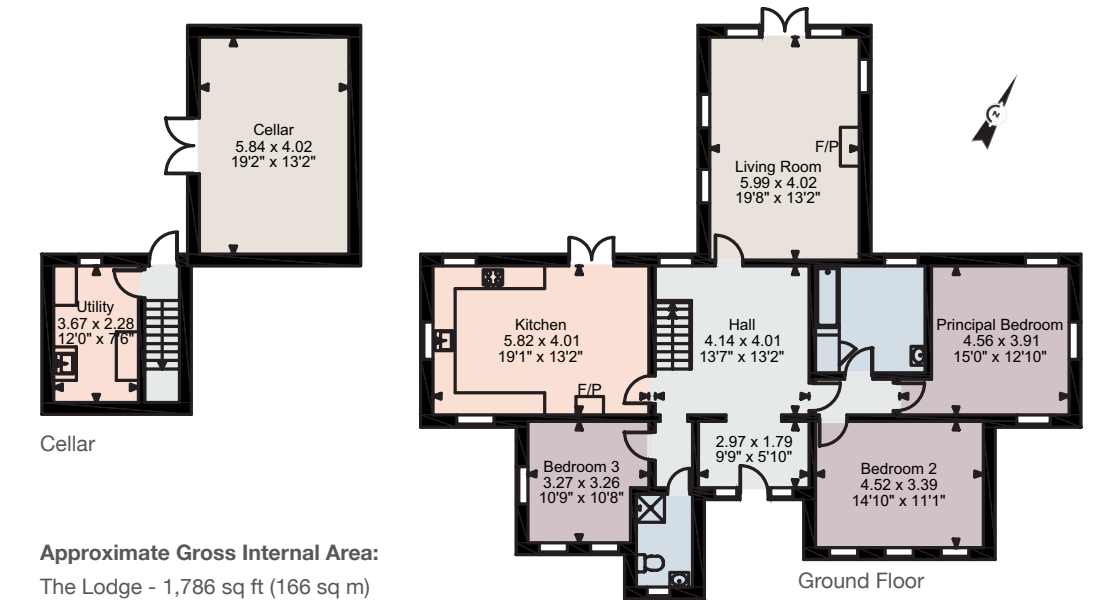
Blakeshall Cottage & Garden Cottage

BLAKESHALL COTTAGE & GARDEN COTTAGE



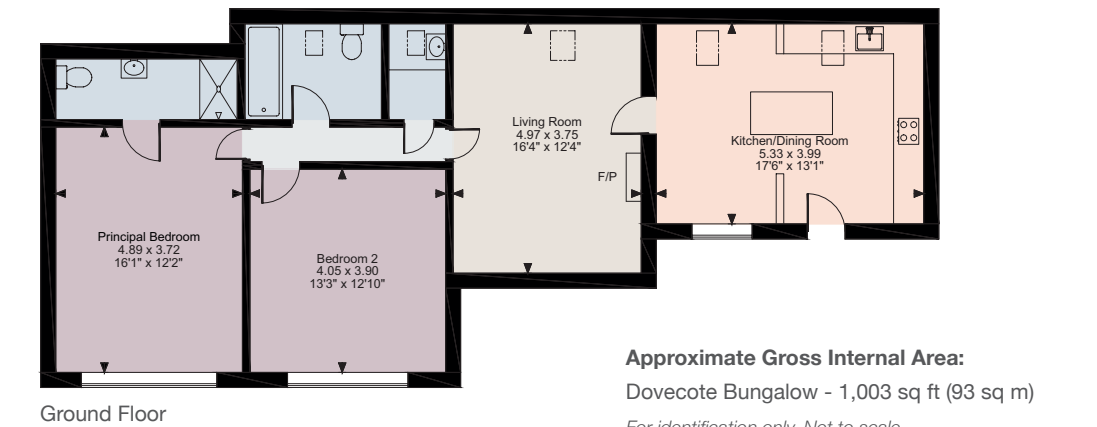
Approximate Gross Internal Area:
 Blakeshall Cottage - 811 sq ft (75 sq m)
 Garden Cottage - 374 sq ft (35 sq m)
 Stables & Tack Room - 614 sq ft (57 sq m)
 For identification only. Not to scale.
 Not all buildings are shown in actual location/orientation.

THE LODGE



Approximate Gross Internal Area:
 The Lodge - 1,786 sq ft (166 sq m)
 For identification only. Not to scale.
 Not all buildings are shown in actual location/orientation.

DOVECOTE BUNGALOW



Approximate Gross Internal Area:
 Dovecote Bungalow - 1,003 sq ft (93 sq m)
 For identification only. Not to scale.
 Not all buildings are shown in actual location/orientation.

GENERAL INFORMATION

DIRECTIONS

The Post Code is DY11 5XP

At the end of the village, your sat nav will take you to the back drive. Ignore this turning and take the first tarmac road to the right. The Lodge and the main drive are found after about 400 metres on your right.

What3words: ///universes.stripped.clash

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold.

Blakeshall Hall: Vacant Possession

Courtyard Cottage: Assured Shorthold Tenancy

Dovecote Bungalow: Assured Shorthold Tenancy

Blakeshall Cottage: Assured Shorthold Tenancy

Garden Cottage: Assured Shorthold Tenancy

The Lodge: Assured Shorthold Tenancy

LOCAL AUTHORITY

Wyre Forest District Council, Finepoint Way, Wyre Forest House, Kidderminster DY11 7WF. 01562 732928



LISTING

Grade II.

FIXTURES AND FITTINGS

All fixtures, fittings and garden statuary are excluded unless otherwise mentioned in these sale particulars.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

SERVICES

Mains water, three phase mains electricity, oil central heating for Blakeshall Hall, LPG gas for the Aga in Blakeshall Hall. Septic tank drainage. Electric car charging point. The roof for Blakeshall Hall has a bespoke heating / wiring system on the roof, to prevent snow settling in the winter.

PLANNING

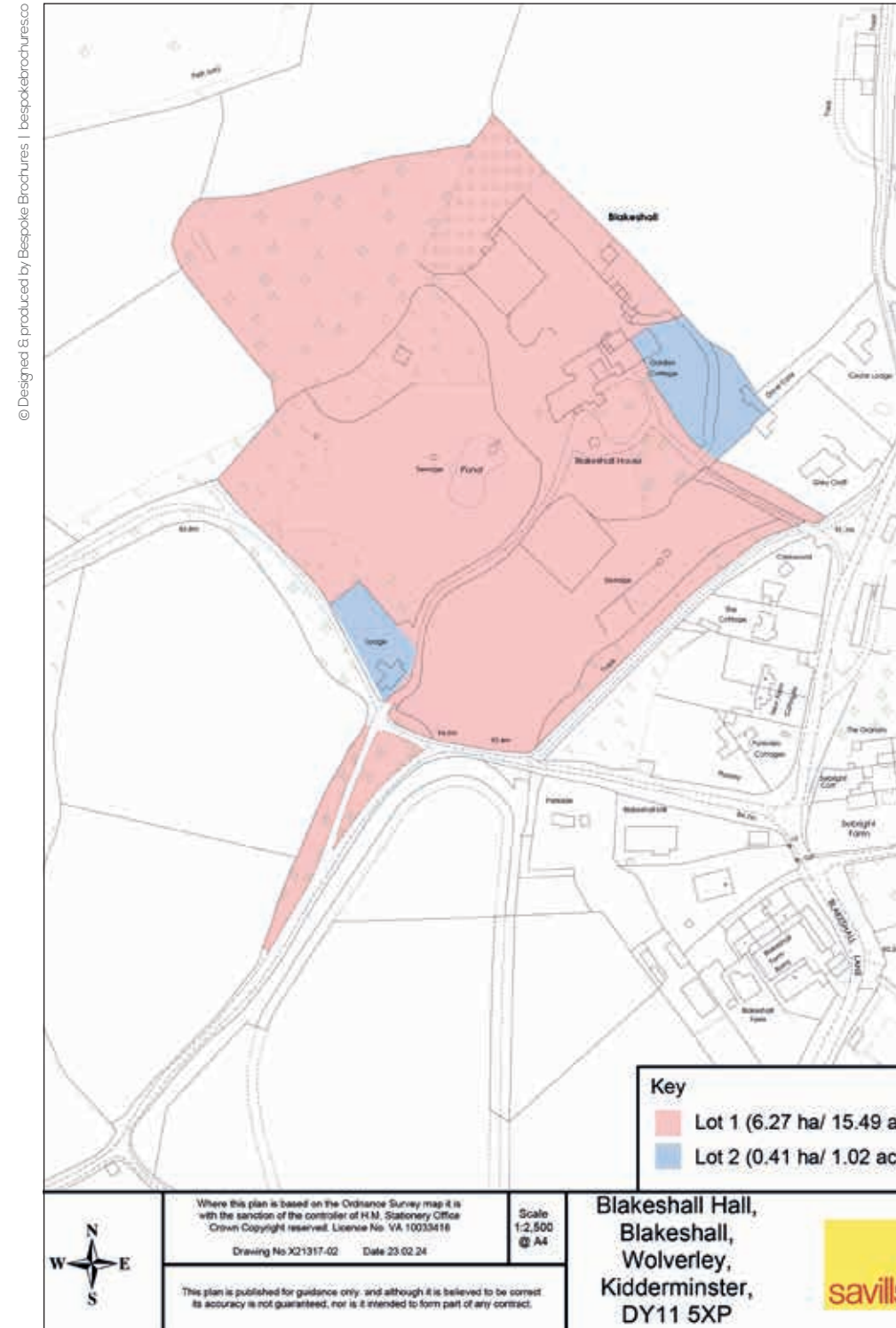
We assume that the property has the necessary planning, building regulations and other consents.

VIEWINGS

Strictly by appointment with Savills or Knight Frank.

COUNCIL TAX BANDS AND EPC RATINGS

PROPERTY	COUNCIL TAX BAND	EPC RATING
Blakeshall Hall	H	E
Courtyard Cottage (The Flat)	A	E
Dovecote Bungalow	E	E
Blakeshall Cottage	C	F
Garden Cottage	D	E
The Lodge	E	E



Savills West Midlands
Hall Court, Telford
Shropshire TF3 4NF

Tony Morris-Eyton
amorris-eyton@savills.com
+44 (0) 1952 239 500
+44 (0) 7967 555 652

www.savills.co.uk

Peter Daborn
peter.daborn@savills.com
+44 (0) 1952 239 511
+44 (0) 7929 749 772



Knight Frank
55 Baker Street
London W1U 8AN

Peter Edwards
peter.edwards@knightfrank.com
+44 (0) 20 7861 1707
+44 (0) 7917 072 827

www.knightfrank.com

Knight Frank
Oak House
Bridgwater Road
Worcester WR4 9FP
Charles Probert
charles.probert@knightfrank.com
+44 (0) 1905 746 884
+44 (0) 7957 333 495

IMPORTANT NOTICE

Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared – 2/2024 RAME | Photographs taken – 2012 and 2024.

