Lapley Manor, Church Lane, Lapley, Stafford, South Staffordshire, ST19 9JS
**Lapley Manor, Church Lane, Lapley, Stafford, South Staffordshire, ST19 9JS**

An historic Grade II listed sixteenth century timber framed house in a picturesque setting with gardens principally designed by David Austin with a separate Coach House with planning permission granted for residential conversion.

Stafford - 11 miles, Wolverhampton - 12 miles, Telford - 12.5 miles, Birmingham - 24 miles, M6 (J 5) - 5 miles, M6 (Toll) - 6 miles (distances approximate)

---

**LOCATION**

Lapley Manor lies in a lovely setting on the edge of the beautiful South Staffordshire village of Lapley which stands amidst rolling countryside and yet which is within easy reach of the major commercial centres of Wolverhampton, Birmingham and Telford. Motor communications are excellent with the A5 facilitating fast access to the motorway network via the M6 and M6 Toll Road with the M54 also being within easy reach. Local facilities are available within the villages of both Brewood and Wheaton Aston.

Lapley is an historic village which has close ecclesiastical ties, harking back to the days of the Second Crusade, with an ancient Norman Church which dates from the eleventh century. The village has retained much of its character and benefits from a peaceful and tranquil atmosphere.

The residence lies in the lee of the church with a delightful outlook across an adjoining meadow and the South Staffordshire Way running alongside the eastern boundary.

**DESCRIPTION**

Lapley Manor is a particularly attractive house, which dates from the 16th Century and stands on the site of an early priory of the Abbey at Rheims. The original part of the house is timber framed and would appear to have been a high status property due to the quality of the timbering. There have been subsequent extensions, principally in the Victorian era, and there is an Elizabethan well, now covered, in the grounds.

The residence provides extensive living space which is exceptionally versatile with the potential for independent internal annex accommodation. There is also a detached two storey coach house which could be converted into a further residence, subject to consents.

The house has an abundance of charm and character internally, with a wealth of timbering and some particularly fine shark tooth detailing to the beams in the staircase hall.

The property is presented in an excellent condition and has been well cared for by the current owners who carried out an initial scheme of sympathetic refurbishment when they first purchased the residence. The upper floor of the coach house was converted approximately ten years ago, the kitchen was refurbished in 2007 and the bathroom replaced in 2009.

**ACCOMMODATION**

The house is entered through a glazed porch with a heavy, studded oak front door opening into the superb dining hall with some fine timbering with a beamed and raftered ceiling and part panelled walls, a quarry tiled floor and a Minster stone fireplace with solid fuel burning stove. The staircase hall has the timbering with the shark tooth detailing and a galleried landing above together with a door to the cellar which has been tanked and dry lined and which has a radiator. The drawing room is a lovely reception area with a beamed ceiling and is dominated by a wide inglenook with a stone hearth and cast iron basket upon a raised brick plinth.

An inner hall has a delightful gothic arched leaded light to the side and leads to the study. Beyond this is a large sitting room upon a raised brick plinth.

**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.

**ACCOMMODATION**

The residence provides extensive living space which is exceptionally versatile with the potential for independent internal annex accommodation. There is also a detached two storey coach house which could be converted into a further residence, subject to consents, and which is currently arranged to afford, on the ground floor, a garage, two store rooms and a hall with a staircase rising to the first floor which has a kitchen, cloakroom, office and a large studio.

Planning permission has been granted for the conversion of The Coach House to provide a two storey residence of some note Ref 14/002 44/FUL and 14/0244/LBC.

**OUTSIDE**

Lapley Manor is approached through a five bar gate over a driveway laid in tarmac with a low built brick wall with blue brick copings to one side. There are beautifully maintained gardens with several lawns and is well planted with many specimen trees including a fine magnolia. A substantial part of the garden was designed by David Austin with many rose beds and a rose trained arch. There is a large pond with a timber summer house and an area of kitchen garden with open fronted fuel store.

**SERVICES**

We are informed by the Vendors that all main services are installed.

**POSSESSION**

Vacant possession will be given on completion.

**VIEWING**

Please contact the Tettenhall office.

**DIRECTIONS**

Leave the M6 at junction 12 following the A5 towards Telford. Continue over the Gailey roundabout and after approximately 1.5 miles turn right signed Stretton and Lapley. Take the first turning on the left and continue along this road, take the second turning on the right into Lapley and the drive to Lapley Manor may be found on the left hand side immediately before the Church.

**NB**

Prospective buyers should note that there is a bridle path running through the grounds.

---

**Bromsgrove Office**

13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744
tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499
bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
WV5 9DP
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

**Wolverhampton Office**

**Offers around £795,000**
LAPLEY MANOR
CHURCH LANE
LAPLEY

Approx Overall Floor Area
HOUSE: 2466 sq.m 2650 sq.ft.
COACH HOUSE: 116 sq.m 1246 sq.ft.
TOTAL: 3622 sq.m 3896 sq.ft.

FOR CONSTRUCTION ONLY
NOT TO SCALE