

# WROTTESELEY HALL

WROTTESELEY, SOUTH STAFFORDSHIRE

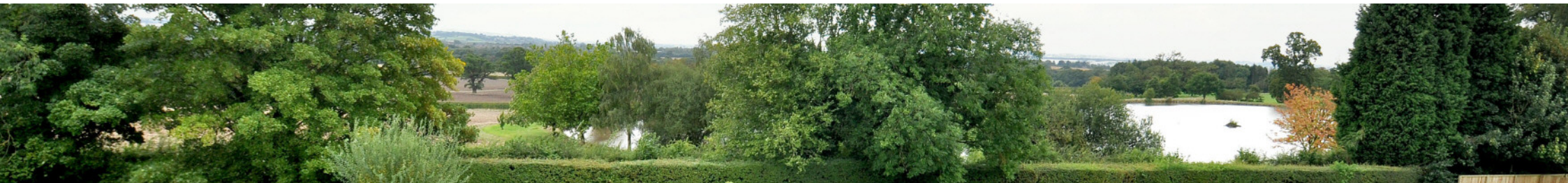


# WROTTESELEY HALL, HOLYHEAD ROAD, WROTTESELEY, SOUTH STAFFORDSHIRE, WV8 2HT



**A rare opportunity afforded by the potential to acquire the entire freehold interest in Wrottesley Hall, a notable country mansion set within wonderfully landscaped grounds, which is currently arranged to provide three substantial houses, with the unique potential for the restoration of the property as one fine country seat or for the provision of extended family living in a beautiful setting.**

Codsall – 1.2 miles  
Tettenhall – 2.5 miles  
Wolverhampton – 4.5 miles  
Birmingham – 19.5 miles  
M54 (J3) – 5 miles  
(distances approximate)



## SITUATION

Wrottesley Hall has a fine and distinguished history. The original Wrottesley Hall was built as the seat of Lord Wrottesley in 1696 and stood within grounds of around 2,000 acres. It was gutted by fire in 1897 and stood as a ruin until the fourth Lord Wrottesley built a smaller brick house on the same foundations in 1923. The original estate was broken up when the fifth Lord sold up in 1963 and moved to South Africa and in recent times the mansion was skilfully converted to provide three independent properties.

The Hall has a particularly elegant elevation with a façade of much distinction with a Georgian influence and stone quoins, a stone course to chamber joist level, dentil decoration to the eaves and a fine pediment which bears the Wrottesley Family Arms.

The opportunity now exists for the amalgamation of the independent houses to form one country seat of exceptional note which will be, undoubtedly, one of the finest private residences within the region. Alternatively The Hall could be subjected to continued use in its current format of three separate houses, each of which bears considerable merit in its own right, or equally two of the units could be amalgamated thereby creating a total of two separate houses.

As all three residences are currently owned by the same family this will surely be the last opportunity to acquire the component parts in one transaction.



WROTTESLEY  
HALL



## LOCATION

Wrottesley Hall stands in a superb and highly regarded position and is set within beautiful South Staffordshire countryside with views over open fields and farmland and yet is within easy travelling distance of Wolverhampton City Centre.

Communications are excellent with the M5, M6, M6 Toll and M54 motorways facilitating access to Telford, Birmingham and the whole industrial West Midlands. Local rail services run from Codsall and mainline services run from Wolverhampton.

Local shopping facilities are available within the nearby villages of Tettenhall, Codsall and Albrighton and the area is well served by schooling of high repute in both sectors.



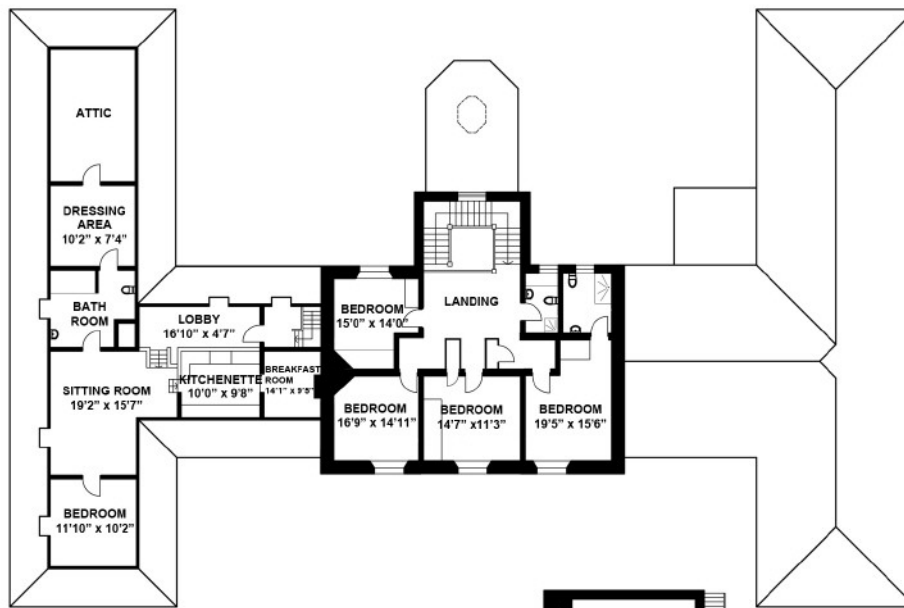
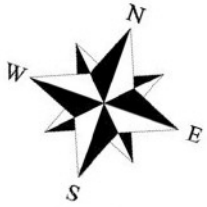
## ACCOMMODATION

Wrottesley Hall is currently converted to provide three self-contained residences. The central portion bears the name of **WROTTESLEY HALL** itself and provides fine accommodation with rooms of a surprising depth. There is an elegant DRAWING ROOM which provides a principal reception room of superb proportions with a fine, ornate fireplace and large sash windows to both the front and rear. There is a SITTING ROOM and a DINING ROOM, both of which are large rooms together with a BREAKFAST KITCHEN, LAUNDRY and CLOAKROOM. The STAIRCASE HALL has a magnificent staircase rising to the first floor where there is a large galleried landing which provides an ancillary SITTING / STUDY AREA. There are FOUR DOUBLE BEDROOMS with the principal suite having a recently re-fitted contemporary SHOWER ROOM and there is a HOUSE BATHROOM.

The **WEST WING** has a large DRAWING ROOM which is well lit with large sash windows and French doors to the garden terrace. The DINING ROOM is a fine formal room with a bolection moulded painted fireplace with chimney piece above and the BREAKFAST KITCHEN has been well appointed with a comprehensive range of units and granite surfaces. There are FOUR DOUBLE BEDROOMS with the main suite having a well appointed SHOWER ROOM with a further BATHROOM and SEPARATE SHOWER ROOM serving the remaining bedrooms. Stairs from a REAR HALL rise to a SELF-CONTAINED FIRST FLOOR APARTMENT consisting of a lobby, sitting room, kitchenette with breakfast room beyond, bedroom and bathroom with dressing area.

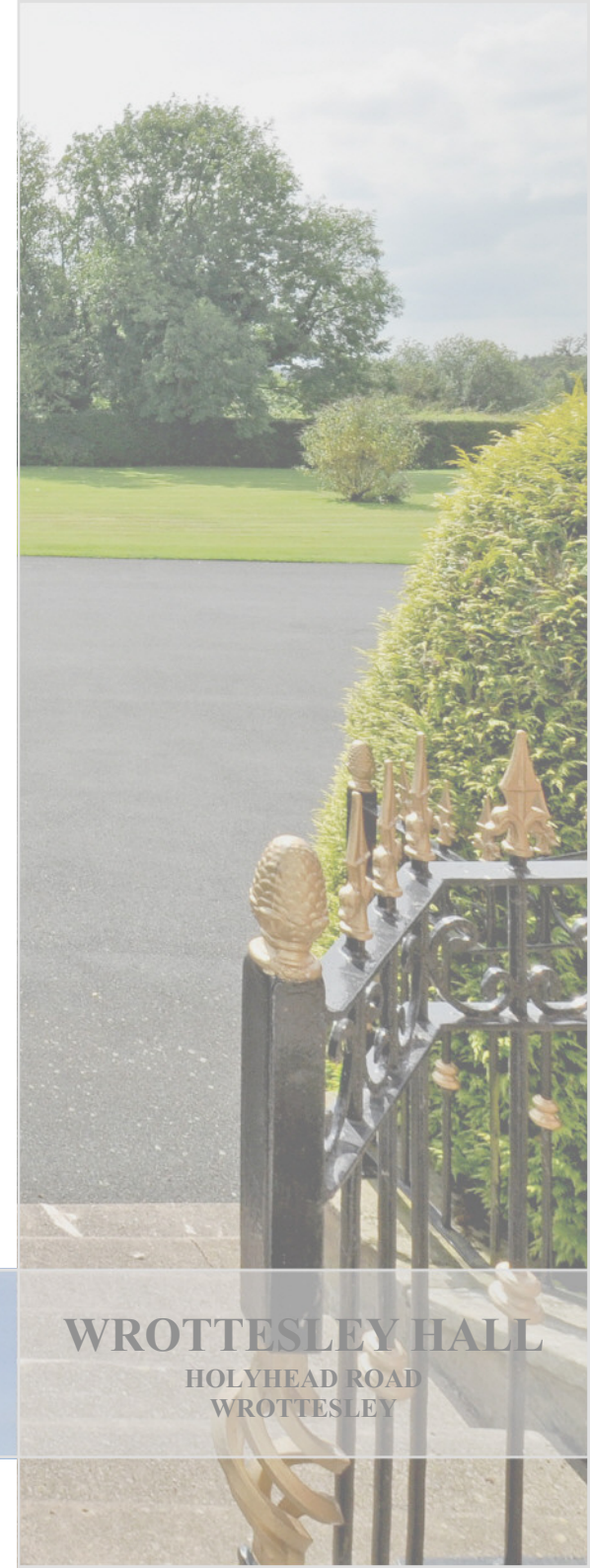
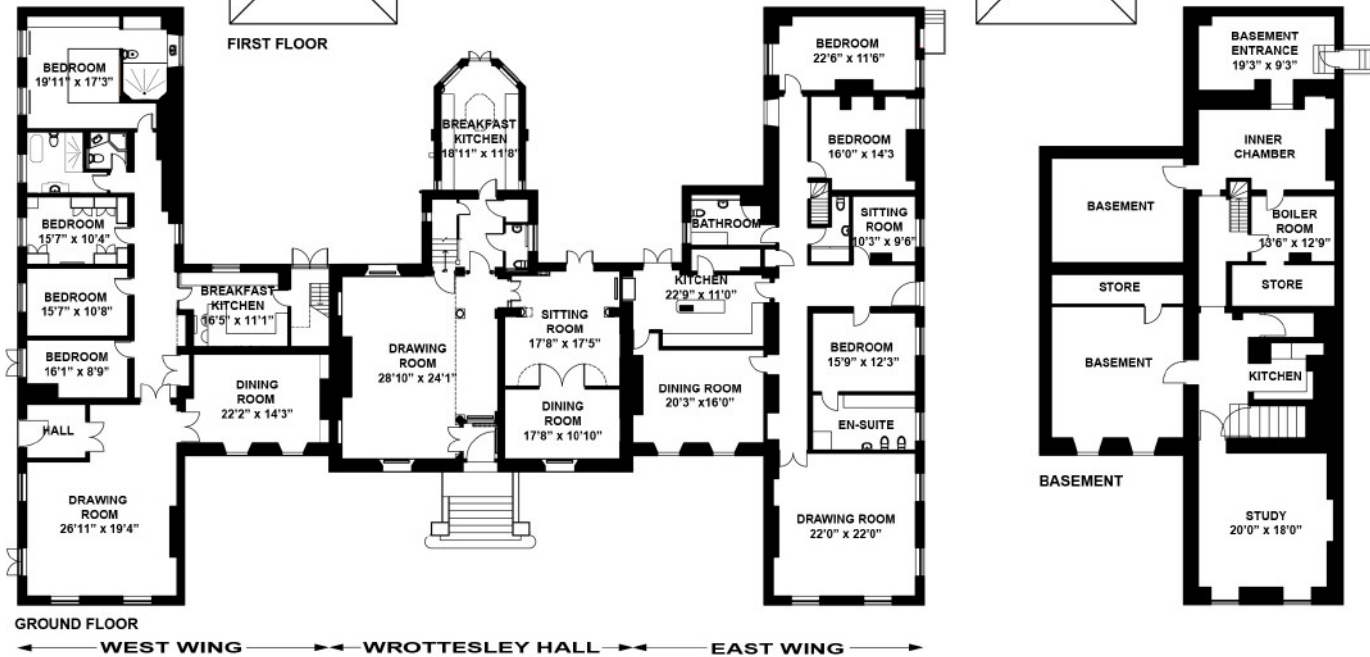


The **EAST WING** is a beautifully finished property with a magnificent DRAWING ROOM, impressive DINING ROOM and well appointed KITCHEN. There is a charming, informal SITTING ROOM which could be used as a fourth bedroom with THREE FURTHER DOUBLE BEDROOMS with the main suite having a well appointed SHOWER ROOM and a family BATHROOM which has been refurbished to an exceptional standard. The property also has the advantage of an extensive range of CELLARS which are currently used as offices for an architectural practice and which could be utilised for a variety of different uses with some fine, barrel-vaulted rooms, a cloakroom and kitchenette.



Approx Overall Floor Area  
1144sq.m 12,314sq.ft.  
(excluding garages)

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



**WROTTESLEY HALL**  
HOLYHEAD ROAD  
WROTTESLEY



## OUTSIDE

The wonderful grounds are a particular feature of Wrottesley Hall and form a stunning, parkland style setting.

There are lovely views across the surrounding countryside together with a delightful approach to the property through Wrottesley Golf Course. There are extensive, sweeping lawns with beautifully laid out and planted beds, many fine specimen trees and a lovely feeling of maturity and privacy.

There is substantial GARAGING provision at the site providing enclosed parking for up to nine vehicles.



*“a notable country mansion set within wonderfully landscaped grounds”*

**SERVICES** We are informed by the Vendors that mains water and electricity are connected and the central heating is oil fired.

**COUNCIL TAX** - South Staffordshire District Council.  
Wrottesley Hall – Band G  
West Wing – Band G  
East Wing – Band G.

**POSSESSION** Vacant possession will be given on completion.

**VIEWING** Please contact the Tettenhall office.

**DIRECTIONS** Proceed out of Wolverhampton City Centre along the A41 Tettenhall Road, continue through Newbridge and Tettenhall and continue straight over the Codsall to Perton traffic lights. After a short distance turn left into Wrottesley Golf Course, continue past the club house and into the private grounds at which point Wrottesley Hall may be found at the end of the drive.

Alternatively, if approaching from the motorway network leave the M54 at Junction 3 and take the A41 following signs for Wolverhampton. Continue past Albrighton and some distance after passing The Oaken Arms on the left hand side and just after passing the Little Oaks Nursery on the right turn right into the Wrottesley Golf Course and follow the directions as above.





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**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.