



The
LEE, SHAW
Partnership



RICS

'Wordsley Manor'
Wordsley, Nr. Stourbridge

'Wordsley Manor' Wordsley, Nr. Stourbridge, DY8 5AD

A grand Grade II* Listed Manor House of circa 7,464 sq.ft. standing in one and a half acres of grounds. Wordsley Manor dates back to approximately 1757, with its first owners, the Holt family being Black Country Industrialists.

The present owner's family relatives took residence around 1850 and again had strong connections with Stourbridge's Glass Industry. In 1924, the Firmstone family took residence and it is under this ownership that the Manor House has remained.

Wordsley Manor has accommodation over four floors that include extensive cellars, Morning Room, Drawing Room, Dining Room and Kitchen with Scullery. There are four first floor Bedrooms, Dressing Room and principle Bathroom. The second floor has a Studio and Office that could also serve as a further two Bedrooms, a 49 seat Cinema together with Projection Room and Switch Room.

This residence has an unrivalled wealth of character and features that one would expect from its rich history. From ceiling cornices, doors and architraves, windows and glazing and fireplaces. It also offers enormous scope to further improve and preserve this important landmark property.



Best and Final Offers should be submitted in writing to our Stourbridge Office no later than 5:30 on Tuesday 27th June 2017.

As you enter Wordsley Manor into its long reception hall, your eyes are immediately drawn to the far staircase, gallery landing and window to its rear elevation. There is an inner hall and secondary staircase, originally for staff and children.

The formal dining room is the most impressive room of the Manor, having a rear bay window and beautiful fittings.

As you would expect, the drawing room and morning room are well-proportioned, excellent sized rooms with sash windows and impressive fireplaces.

The kitchen has its original cast iron range and provides an excellent entertaining space together with access to the scullery.



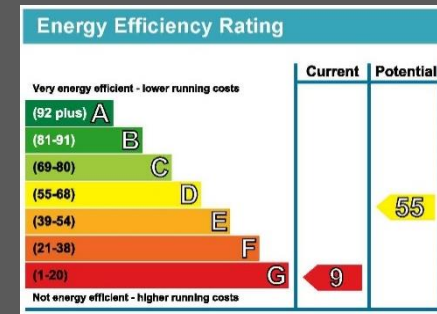


The first floor has four bedrooms, a dressing room and bathroom.

At present, the second floor houses a 49 seat cinema together with 'cinema lounge' and 'box office', projection room, dynamo room, rewind room and switch room. If the purchaser did not intend to retain the cinema in situ, the appropriate authorities would have to be consulted. There is also an office with box room and a large studio. Both could easily serve as two additional bedrooms with bathroom if required.

There are East and West Wings that have over the years fallen into disrepair. Originally these would have comprised stables and a coach house together with kitchens, wash house and brewery. Under Planning Application Number P10/1325 and the associated Section 106 Agreement, the Developer is required to carry out a programme of restoration work on the property, as and when each house is built and sold, up to a maximum expenditure of £400,000. This will go some way to restoring the wings to their former glory and further work to the main house. A copy of the schedule of the restoration works is available upon request.

Grounds extend to approximately 1.5 acres and are made up of a sweeping driveway and mature lawns. Views to the rear of the Manor are particularly impressive.

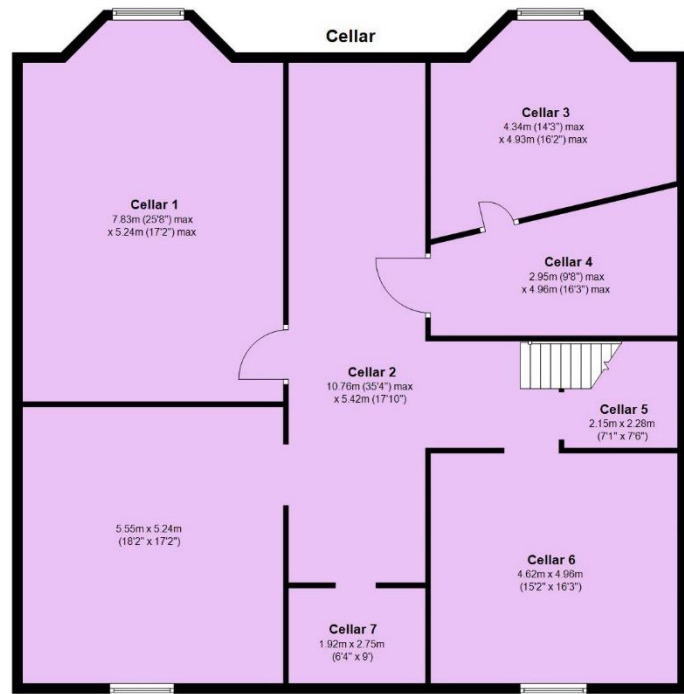


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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







Approximate Gross Internal Floor Area:
Cellars: 168sq m, 1803sq ft
Ground Floor: 181sq m, 1949sq ft
First Floor: 172sq m, 1856sq ft
Second Floor: 172sq m, 1856sq ft

