

# Manor House, Hopton Wafers, Kidderminster

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## Manor House, Hopton Wafers, Kidderminster **DY14 0NA**

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An elegant Grade II listed Georgian Manor House with stunning gardens, located in the charming village of Hopton Wafers.



**Tenure:** Available freehold

**Local authority:** Shropshire Council

**Council tax band:** G





## The Property

This magnificent Georgian Manor House offers extensive and versatile accommodation across three floors, set within beautifully landscaped gardens in the heart of a picturesque village surrounded by scenic countryside. Dating back to the 18th century, the property has been thoughtfully updated to accommodate modern living while preserving its original character and charm. Period features such as high corniced ceilings, large panelled doors, and elegant sash windows typical of the era, infuse the home with light and grace.

A grand entrance hall extends to the rear of the house, with the drawing room and dining room on either side of the original front door. These rooms boast generous proportions, open fireplaces, and built-in shelving and cupboards. The newly decorated sitting room offers additional reception space, while the spacious kitchen/breakfast room serves as the heart of the home, perfect for modern family life and social gatherings. The kitchen is well-equipped with a range of base and wall-mounted units around a central island, and integrated appliances include a dishwasher, fridge, oven with hob, and a four-oven Aga. Ample storage is available throughout the property, including a convenient study area concealed behind cupboard doors in the kitchen.

Additional domestic spaces are found off the kitchen, including a utility room, boot room, larder, and rear porch.

### First Floor:

The first floor features six well-proportioned bedrooms, two of which have ensuite facilities, while the remaining bedrooms share two family bathrooms. There are also two unconverted rooms that offer potential for further accommodation, subject to the necessary consents.

### Second Floor:

The second floor hosts two additional bedrooms and a bathroom.





Offering extensive and versatile accommodation across three floors, set within beautifully landscaped gardens



## Gardens & Grounds

The property is surrounded by outbuildings that form a private courtyard, offering great seclusion. The gardens, primarily located at the front and side of the property, have been meticulously maintained and present a variety of vibrant, peaceful spaces to enjoy. The garden features a vegetable patch with a fruit cage, fruit trees, and a large greenhouse. The majority of the garden is laid to lawn, interspersed with mature trees and flowering beds. A patio area provides an ideal setting for alfresco entertaining. A spinney borders a stream, which marks the property's boundary.



## Location

The Manor House is situated in the heart of the picturesque village of Hopton Wafers, enjoying a splendid countryside setting that offers the best of both village and rural life. The village is near the historic town of Cleobury Mortimer, which provides a range of services and amenities. Ludlow, a vibrant market town known for its festivals and remarkable architecture, is just a short drive to the west. For more extensive shopping, leisure, and business facilities, Kidderminster and Worcester are within easy reach. The area benefits from excellent transport links. The A4117 runs through the village, providing access to Kidderminster and the wider West Midlands region. Regular train services from Kidderminster connect to Birmingham and beyond, while Ludlow's mainline station lies on the Manchester to Cardiff route.

## Distances:

Ludlow 11 miles, Cleobury Mortimer 3 miles, Kidderminster 14 miles, Worcester 25 miles, Birmingham 31 miles (Distances are approximate).

## Directions (Postcode DY14 0NA):

From Ludlow, head east on the A4117 towards Cleobury Mortimer. Continue over Clee Hill, through Doddington, and down the steep hill into Hopton. Just before reaching The Crown Inn on your left, turn left and proceed to the T-junction. Turn right opposite the primary school, and The Manor House is a few hundred yards on the right, with the entrance beneath the archway.

## Services:

Mains water and electricity. Private drainage via a septic tank. Oil-fired central heating

## Agents Note:

Please note that the vendors' son-in-law is an employee of Knight Frank. All efforts have been made to ensure that the sale of this property is conducted with full transparency and in accordance with our standard professional practices.



MANOR HOUSE

NO  
PARKING  
HERE  
PLEASE



# Manor House, Hopton Wafers, Kidderminster, DY14 0NA



**Approx. Gross Internal Floor Area**  
**Main House = 6146 sq. ft / 571.00 sq. m**  
**Garage = 657 sq. ft / 61.00 sq. m**  
**Outbuildings = 865 sq. ft / 80.35 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated August 2024. Photographs and videos dated July 2024.  
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