



BLAKESHALL HALL, BLAKESHALL

WOLVERLEY, WORCESTERSHIRE, DY11 5XP



AN ELEGANT REGENCY COUNTRY HOUSE

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. A wonderful period home also having potential for a boutique hotel / wedding venue - subject to planning.



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EPC

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Local Authority: Wyre Forest District Council

Council Tax band: H

Tenure: Freehold

Offers in excess of £2,000,000



BLAKESHALL HALL, BLAKESHALL

Blakeshall Hall is approached via electric gates into a gravelled driveway that sweeps to the front door with a turning circle planted with mature flower borders.

On entering under the portico one is met by an impressive hall. From the hall is a beautiful, cantilevered staircase with an interesting stained-glass window. To the left is the principal drawing room with a fine fireplace leading on to the exquisite orangery built by Vale, 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, which overlooks the garden. To the right is a further smaller drawing room. Set down a short passage is a more informal sitting room, which is a charming family room. 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 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, basin 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/annexe 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. 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.







GARDENS & GROUNDS

Blakeshall Hall is surrounded by beautiful gardens and grounds. To the front are well maintained lawns. 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. There is also a grass tennis court.



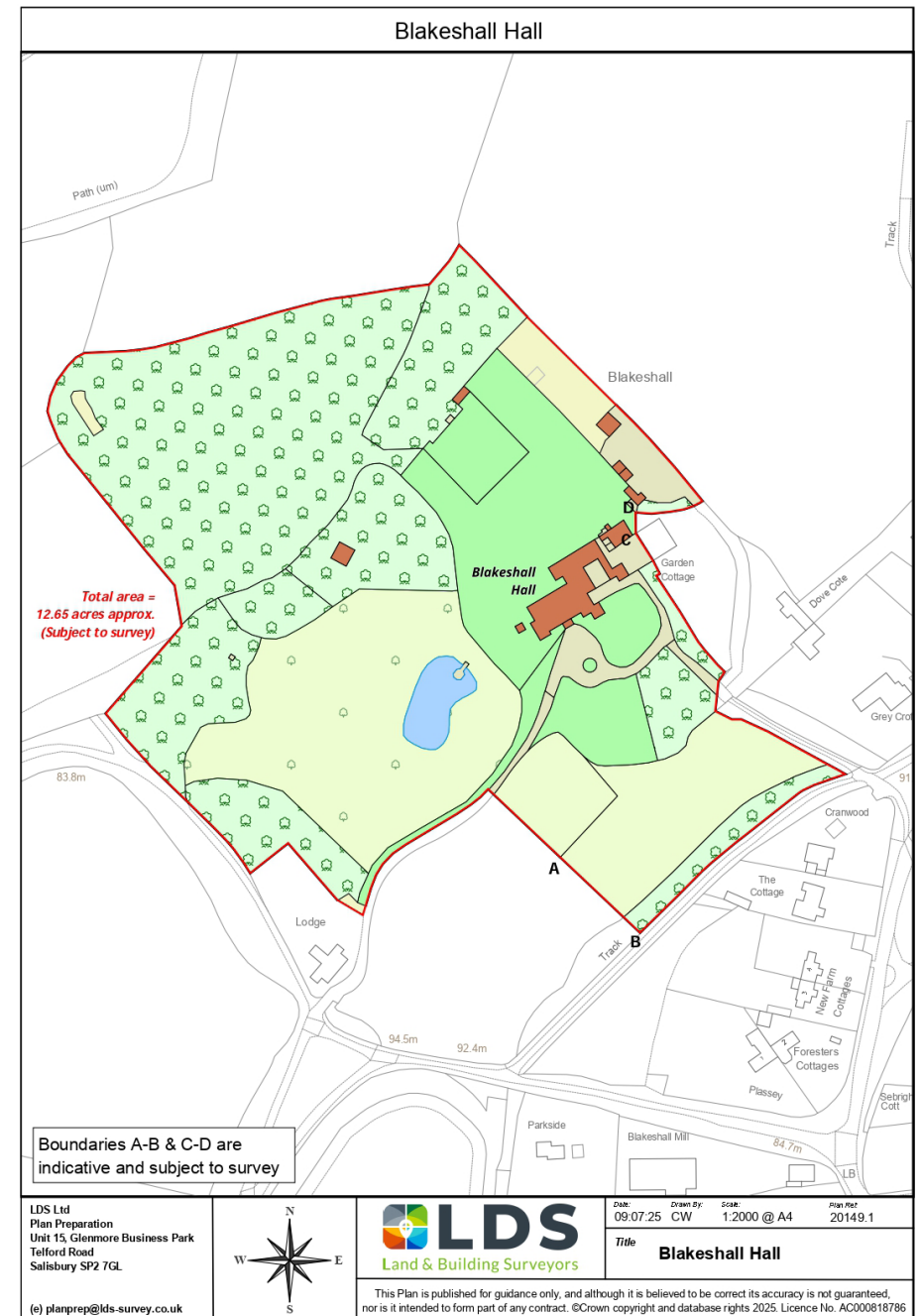


LOCATION

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 cafés.

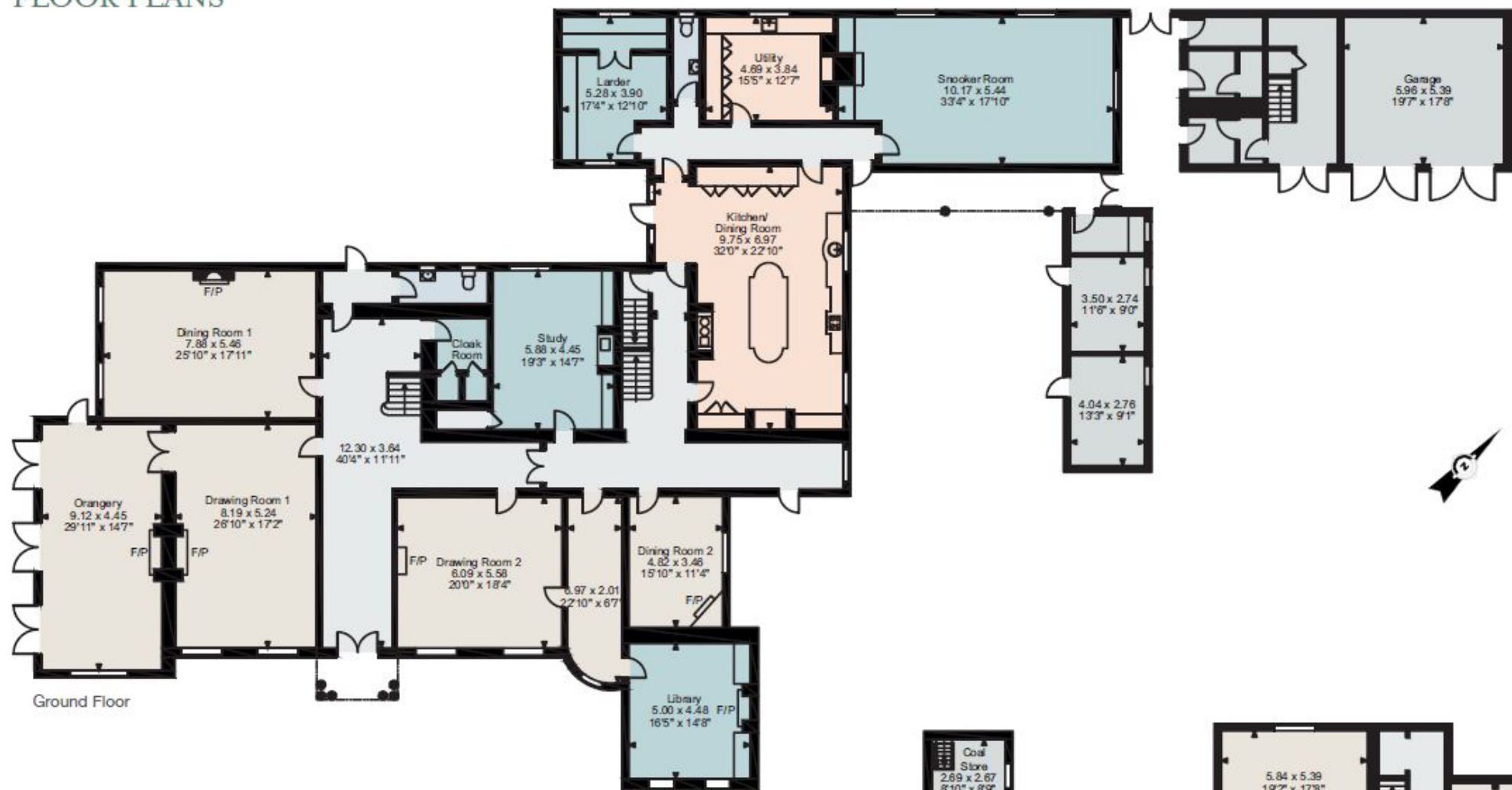
Kidderminster is just 4 miles away and provides more substantial services which include supermarkets, shops and rail service with excellent connectivity to Birmingham. There is access to some well renown private schools in the local area to include Winterfold House School (6.9 miles), Bromsgrove School (13.4 miles), Kings Worcester (18 miles) and Malvern College (27 miles), to name but a few.





BLAKESHALL HALL

FLOOR PLANS



Ground Floor

Approximate Gross Internal Area:

Blakeshall Hall - 14,214 sq ft (1,320 sq m)

Garages - 964 sq ft (90 sq m)

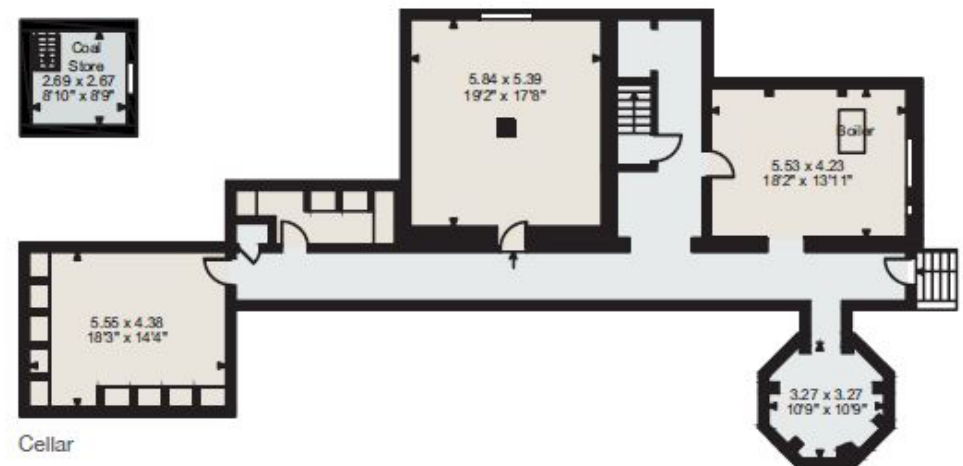
Outbuildings - 1,362 sq ft (127 sq m)

Courtyard Cottage - 856 sq ft (80 sq m)

Annexe - 813 sq ft (76 sq m)

For identification only. Not to scale.

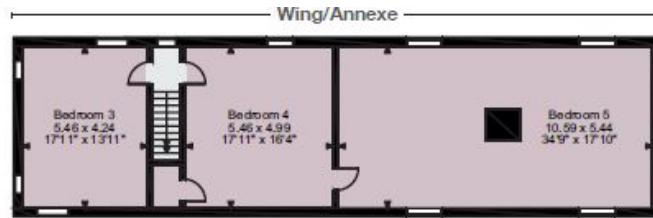
Not all buildings are shown in actual location/orientation.



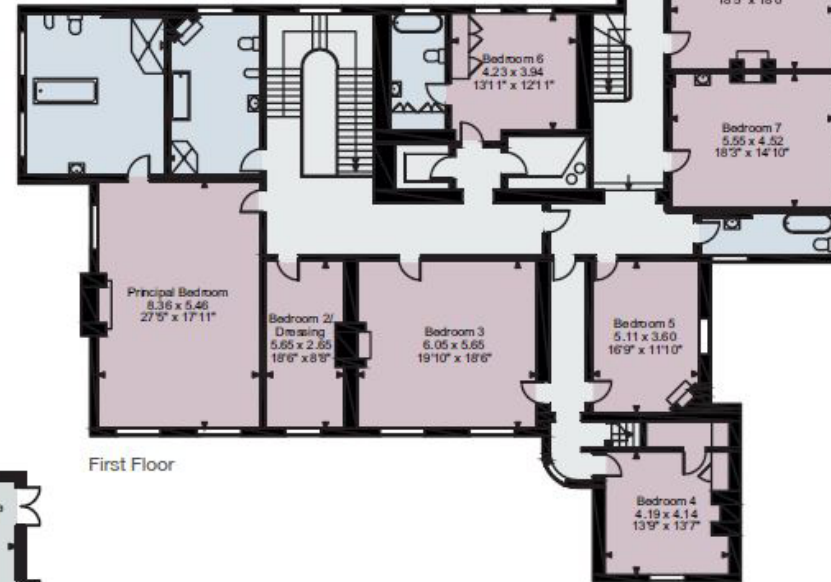
Cellar



Main House
Tower
Second Floor

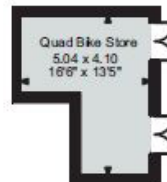
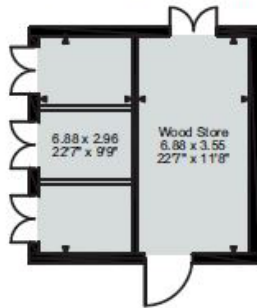


Second Floor



First Floor

Garages and Outbuildings



Courtyard Cottage





We would be delighted
to tell you more.

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