



# WOODHOUSE CROFT

ALBRIGHTON | SHROPSHIRE









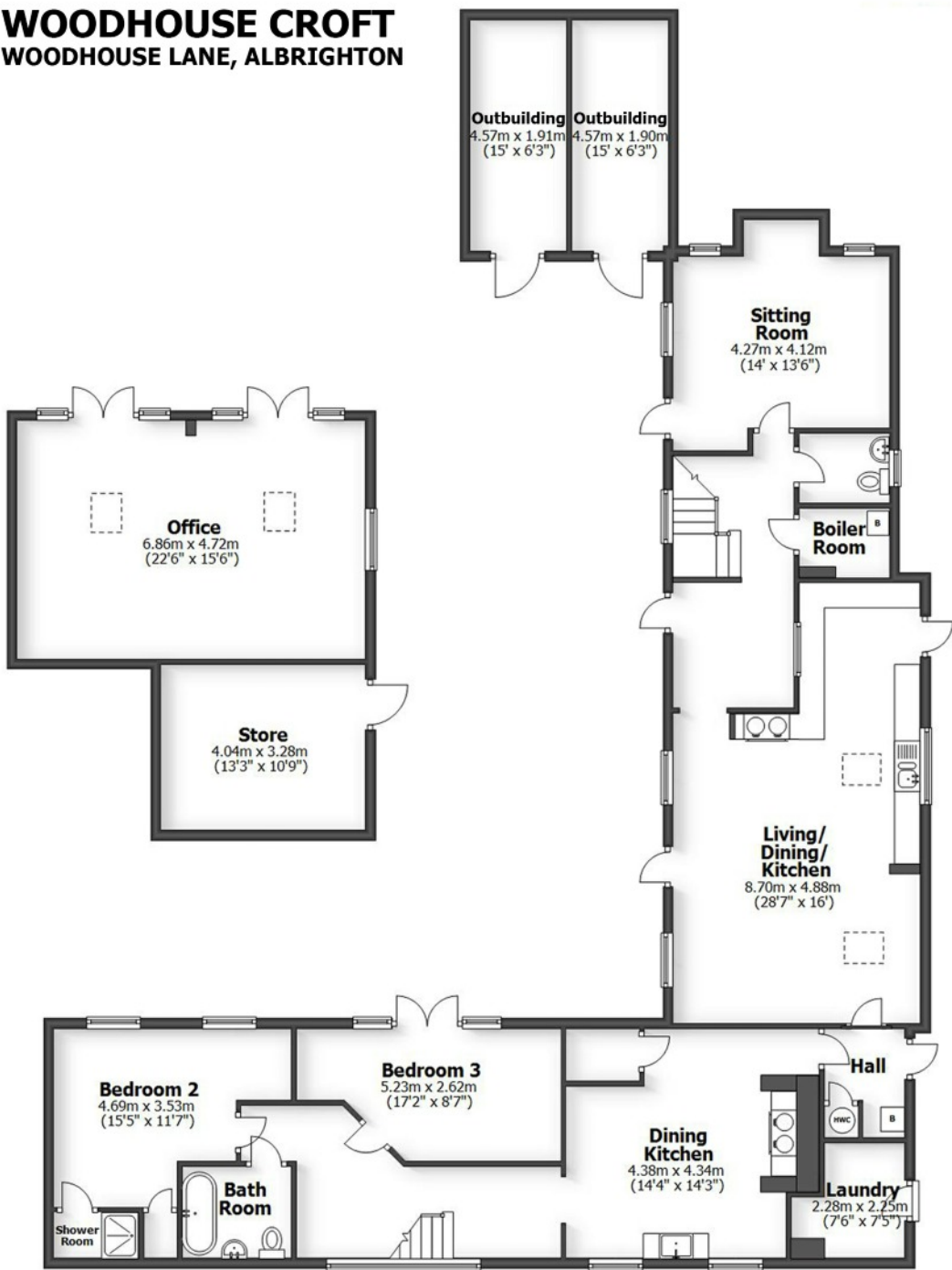
## WOODHOUSE CROFT | WOODHOUSE LANE | ALBRIGHTON | SHROPSHIRE | WV7 3JW

A superb opportunity provided by a large residence which is ideal for multi generational living in a delightful situation with grounds of approximately 6.75 acres in total

Approximate travelling distance to: Albrighton - 1.25 miles, Codsall - 3.5 miles, Tettenhall - 4.5 miles,  
Wolverhampton - 7 miles, Telford - 11 miles, Birmingham - 22 miles and the M54 (J3) - 3.5 miles



**WOODHOUSE CROFT**  
**WOODHOUSE LANE, ALBRIGHTON**

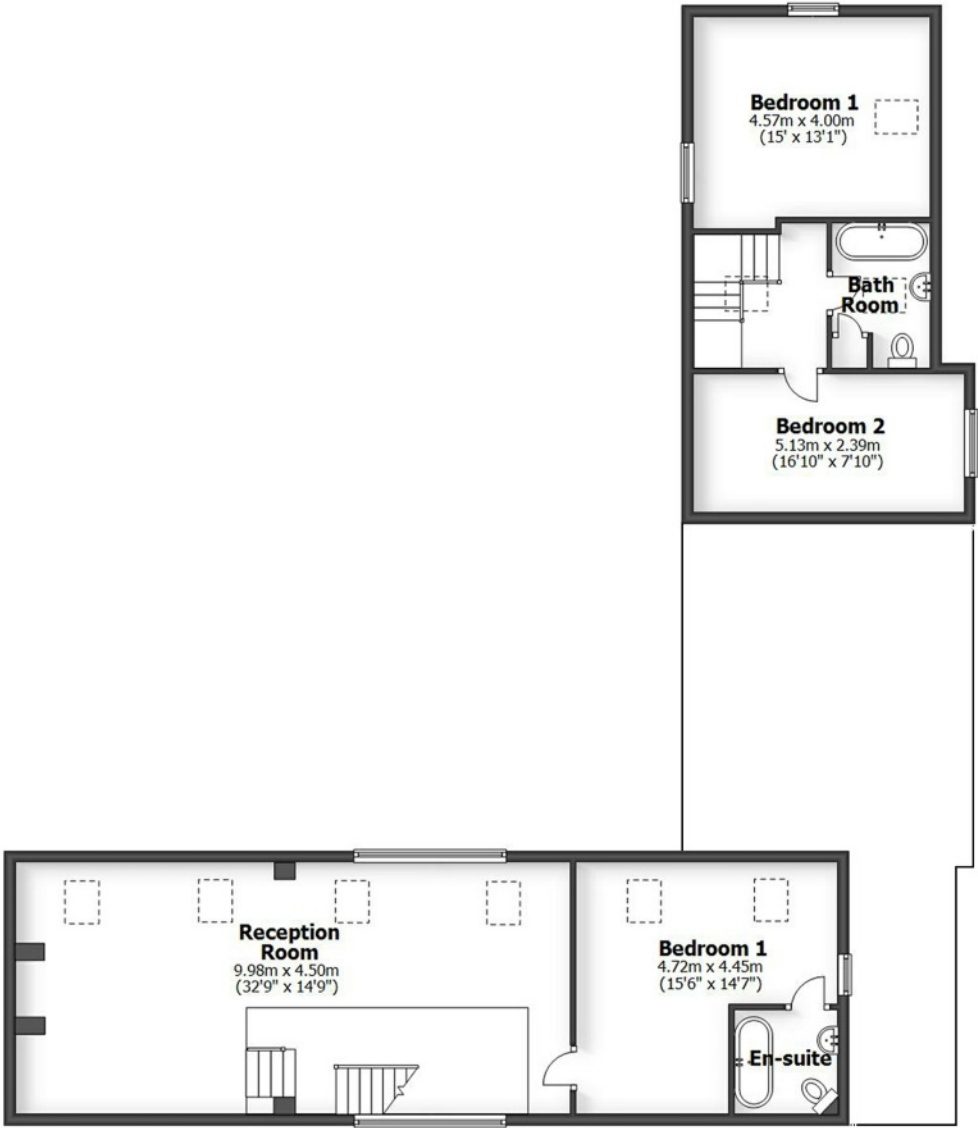


**Ground Floor**

HOUSE: 255.9sq.m. 2755sq.ft.  
OUTBUILDINGS: 281.1sq.m. 3026sq.ft.  
(NOT ALL SHOWN ON PLANS)

**TOTAL: 537sq.m. 5781sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**First Floor**

## LOCATION

Woodhouse Lane is a small, country lane running between the A41 Albrighton bypass and the Holyhead Road A464 which leads to Shifnal. The house stands in a delightful, rural position yet is within easy reach of all amenities with Albrighton Village centre with its comprehensive range of local shopping facilities being nearby. There is easy access to Codsall, Tettenhall, Wolverhampton and Telford and, furthermore, the area is particularly well served by schooling in both sectors.

Communications are excellent with the A41 providing fast access to Wolverhampton, the M54 being readily accessible affording excellent access to the motorway network and rail services running from Albrighton Station with direct connections to Birmingham.

## DESCRIPTION

Woodhouse Croft is a unique opportunity with a substantial, principal residence which is ideal for multi generational living. Woodhouse Croft stands within a lovely position and benefits from substantial grounds of approximately 6.75 acres in total. The grounds are arranged to provide a delightful garden, a stocked orchard and paddock land of approximately 5.25 acres. In addition to the principal house there are a range of outbuildings including a studio within the garden which is currently used as offices but which could provide the basis for a variety of different purposes, a large store barn and a car port.

The house is occupied by two generations of the same family living in either end of the house, being known informally as the North and South Wings, which provide charming accommodation of enormous character.

## ACCOMMODATION

The 'North Wing' has a front door opening into the HALL although the more commonly used, informal access is from a door opening into the dining kitchen from the main drive. The HALL is a good size with windows and a Velux roof light creating a light aspect with a delightful gallery rising to the first floor, there is a cloaks and storage cupboard and there is a GUEST CLOAKROOM with a fitted suite, tiled floor and part tiled walls. The SITTING ROOM is a lovely reception room with a wide and low built Inglenook style fireplace with inset beam, a light corner aspect with windows to two elevations and a door to the front garden. The LIVING / DINING / KITCHEN is a superb everyday living area with ample space for both lounge and dining areas, a well appointed range of cream faced kitchen cupboards and ample workspace, an oil fired double oven Aga, a fitted Bosch combination microwave oven and grill, concealed plumbing for a washing machine, an integrated fridge and an integrated freezer, an integrated Bosch dishwasher. The principal part of the room has a fine vaulted ceiling with exposed timbering and the room is exceptionally well lit with windows to two elevations and two roof lights together with doors to both the front garden and the rear.

Stairs rise to the galleried landing with a vaulted ceiling with exposed timbering. BEDROOM ONE is a good double room in size with a vaulted ceiling with exposed timbering, roof light and two porthole windows. BEDROOM TWO is also a good double room in size with a vaulted ceiling with exposed rafters, a low level window overlooking the gardens and a porthole window to the side. The BATHROOM has a roll top bath with ball and claw feet with shower over, WC and pedestal basin, roof light, tiled floor, part tiled walls, exposed timbering and an airing cupboard.

The 'South Wing' has its own unique charm with a pretty, roadside elevation with a tall, arched barn window. The property is approached through a small HALL with stone flooring, vaulted and timbered ceiling with roof light and an airing cupboard. The DINING KITCHEN has a rustic feel with a double oven oil fired Aga with cupboards to either side and free standing cream painted units, an undermounted ceramic sink, flagstone flooring, heavily beamed and raftered ceiling, a storage cupboard and a door to the LAUNDRY with an external door, plumbing for a washing machine and dishwasher, vaulted and raftered ceiling with roof light and flagstone flooring. An INNER HALL has flagstone flooring, a useful

understairs study recess and exposed wall timbering. BEDROOM TWO is a good room in size with two windows, heavily beamed and raftered ceiling, built in wardrobe and a SHOWER ROOM with tiled shower cubicle. BEDROOM THREE is a good room in size with exposed wall and ceiling timbering, a feature wall of exposed brick and French doors and windows to the front garden.

An oak staircase rises from the hall to the stunning first floor RECEPTION ROOM which is a large room with ample space for both lounge and dining areas and a vaulted and heavily timbered ceiling with further exposed timbering and oak flooring. The walls are exposed brick and there is a brick chimney piece with cast iron wood burner, four roof lights and a low level arched window and a door into the BEDROOM SUITE with a good sized double bedroom with a vaulted ceiling with exposed wall and ceiling timbering, a porthole window and two roof lights and an EN-SUITE BATHROOM with a roll top bath with ball and claw feet and shower over, WC and pedestal basin, part tiled walls, tiled floor, exposed timbering and a radiator with towel rail attachment.

## OUTSIDE

Woodhouse Croft has by a pretty front garden with paved surrounding terrace, shaped lawn, brick stone and tiled outbuilding (which is in need of some repair) and stocked beds and borders with access via a five bar wooden gate, old stone wall and doors leading into both wings of the house and there is vehicular access to the rear gardens and orchard.

Double five bar wooden gates open from Woodhouse Lane onto the principal gravelled DRIVEWAY providing ample off street parking for many vehicles. There is a paved seating terrace providing a delightful recreation area with views over the adjoining paddocks. Beyond the drive are the formal gardens with sweeping lawns, gravelled and paved paths and planted beds and borders with a central paved and gravelled terrace, all with delightful views over the grounds and another gravelled terrace adjacent to the paddocks. There is a glazed potting shed and a greenhouse

Within the garden is a detached brick and tile STUDIO which is currently used as an office and which could be utilised for a variety of different purposes. The room has a vaulted ceiling with exposed timbering, wooden flooring, double glazed French doors and windows, an original cast iron single glazed window and could be ideal for those wishing to work from home or could be a charming party barn. It has electric light and power, its own alarm and a cast iron stove. To the rear of the office building is a lean to store. Beyond this room is a planted area of ORCHARD with a covered wood store and at the head of the garden is a large, corrugated STORAGE BARN (58'10 x 28'10) on a block built base. There is a substantial area PADDOCK LAND of approximately 5.25 acres.

There is a total area of total area of approximately 6.75 acres.

## SERVICES

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired and the drainage is to a septic tank  
COUNCIL TAX BAND F - Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.

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.













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