



Gothersley Hall  
Greensforge Lane | Stourton | Stourbridge | West Midlands | DY7 5AZ

FINE & COUNTRY

# GOTHERSLEY HALL

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Nestled in the serene landscapes of Stourton, South Staffordshire, the magnificent Gothersley Hall stands as a timeless testament to elegance. A regal aura emanates from the moment you enter through its electric gated entrance, greeted by an enchanting, well-lit driveway adorned with lush evergreens, guiding you to its Tudor-inspired splendour.



The Hall's origins trace back to the 1920s and it exudes the majestic splendour reminiscent of a bygone era, seamlessly blending traditional charm with contemporary architectural finesse. The Hall has recently undergone a full and complete, extensive and sympathetic restoration. The timeless elegance of the roaring 20's and its quintessential art-deco opulence is seamlessly blended with modern essentials, such as internet data ports supplying up to 900mb broadband and fully dimmable LED lighting throughout the entire property. Gothersley Hall is absolutely move-in ready!

Spanning nearly 8,000 sq ft, this palatial estate encompasses 6 bedrooms and 6 reception rooms within its sprawling 6 acres of meticulously landscaped gardens and manicured lawns—a haven tailored for a growing family's aspirations.

Step into the heart of luxury within the stunning granite-topped kitchen, replete with a breakfast island and integrated high-end appliances, complemented by a separate utility room for utmost convenience.

Entertainment finds new meaning within the confines of an impressive bar and cinema room, seamlessly extending to a picturesque garden room - a perfect setting to host cherished family gatherings and entertain guests in style.



Adding to its allure, a tranquil stream meanders gracefully into a vast pond while a private woodland, teeming with wildlife and flourishing with fish, invites a connection with nature - a rare privilege offered by this exceptional property.

Elevating the experience further, a brand-new separate summerhouse beckons outdoor revelry, perfectly crafted for hosting guests and fostering memorable moments under the open sky.

Completing this opulent ensemble is an astounding separate annex - a generous bedroom with a kitchenette and bathroom, offering versatility and privacy for a variety of lifestyle needs.

Gothersley Hall is more than a residence; it's a sanctuary for children to explore and create lasting memories or an idyllic retreat for a discerning couple seeking the epitome of refined country living.

Embrace this opportunity to claim your place in the modern-day fairy tale, conveniently located near the historic village of Kinver, steeped in ancient allure dating back to the Iron Age. Experience the essence of timeless grace and make Gothersley Hall your own haven of serenity and sophistication.

## Property Description

### Ground Floor:

Entering through the imposing front door you're welcomed by an oak panelled octagonal reception hall - a grand and elegant introduction to the house. Here we find an imposing fireplace, encompassed by a stone surround, in which an impressive log burner nestles - a warm welcome indeed for your guests! As your eyes gaze further through the archway, you're met with the wide oak staircase and a galleried landing with a beautiful view overlooking the garden and fields.

Three principal reception rooms flow off the impressive reception hall. To the left, we enter the large living room, and this is truly the heart of this home. It is a bright and airy space, served by a beautiful bay window. One could imagine sitting here either enjoying a quality movie, with the ability to still enjoy a view out over the garden to really engage your imagination. On winter evenings, the ornate fireplace roars into life and transforms this room into a cosy haven for all the family to cuddle up together.

Next is an expansive lounge. This room has dual TV's either side of the stone open fireplace and a set of huge, full-width French doors that lead out onto the tiered terrace. The formal dining room is a magnificent beamed and panelled room with views over the gardens and an imposing fireplace to keep all your guests cosy in the winter months.

All three reception rooms have south-facing stone mullion, brand new, double-glazed, leaded pane windows, panelled doors, deep architraves, traditional stone open fireplaces and elegantly high ceilings with moulded cornices.

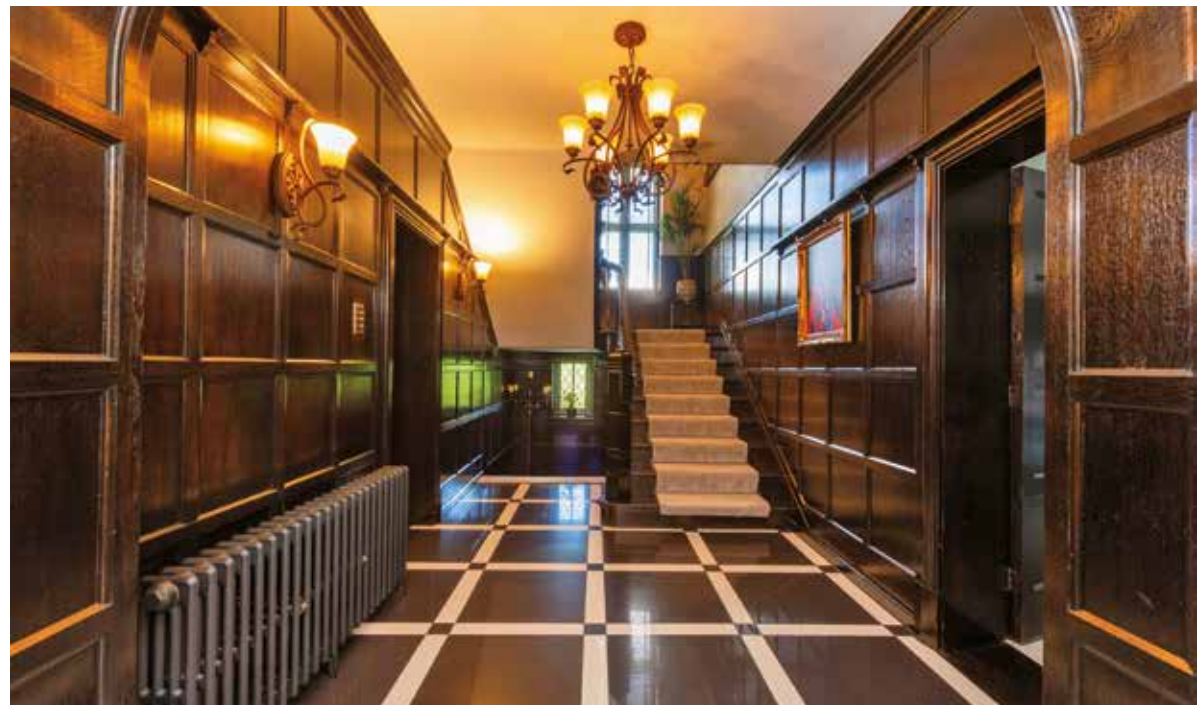
The large and modern kitchen with breakfast island, is bright with a dual aspect over the front and back gardens. Striking solid granite worktops crown sleek, handle-less cupboards. Original service bells have even been retained and preserved, as a lovely character feature. It was right in this very room, that Wizzard frontman Roy Wood wrote his smash hit "I Wish It Could Be Christmas Every Day"!

There is also a separate utility room with access to the back garden and located just off the back hall, next to the kitchen and a rear staircase that provides quick access to three of the double rooms.

The accommodation flows onward to the elegant bar (which can be serviced by the cellar), as well as a cosy cinema room which is a fantastic space for entertaining or family fun.

A stunning orangery opens from the bar and has access to the back garden with double French doors.

Finally, a three room, extensive cellar is accessed by stairs from the rear hall.























### First Floor

The main staircase leads up to the large galleried landing and sitting room, off which are the three south-facing, significantly sized bedrooms, including the principal bedroom with its ensuite bathroom and both walk-in and built-in wardrobes. The two other bedrooms are beautifully decorated, again with built-in wardrobes and feel like a hotel suite in a stately manor.

The new family bathroom has been created to an impeccable standard with a huge double walk-in shower and deep bathtub.

There are three more well-sized double bedrooms and another separate bathroom with a rear staircase that does provide the potential for this wing of the house to be separated as self-contained accommodation.

In addition, there is an expansive vaulted loft space which provides scope for the construction of several additional bedrooms or other accommodation.













## Outside

Approached via its own private driveway from Greensforge Lane and tucked away in a wooded position, there is plentiful and expansive parking for numerous vehicles and a large lock-up double garage.

The formal and private gardens of Gothersley Hall are manicured and provide plenty of enjoyment for the current owners. A large terrace on the south side provides an excellent area for entertaining, whilst offering spectacular countryside views. Surrounding the house and giving it both shelter and privacy are an abundance of conifers including spruce, pine, cedar and fir trees through which are pretty walks, which meander through ancient forest. An original, brick built potting shed provides plentiful storage for logs and the patio area that serves this, also has its own electric and water supply.

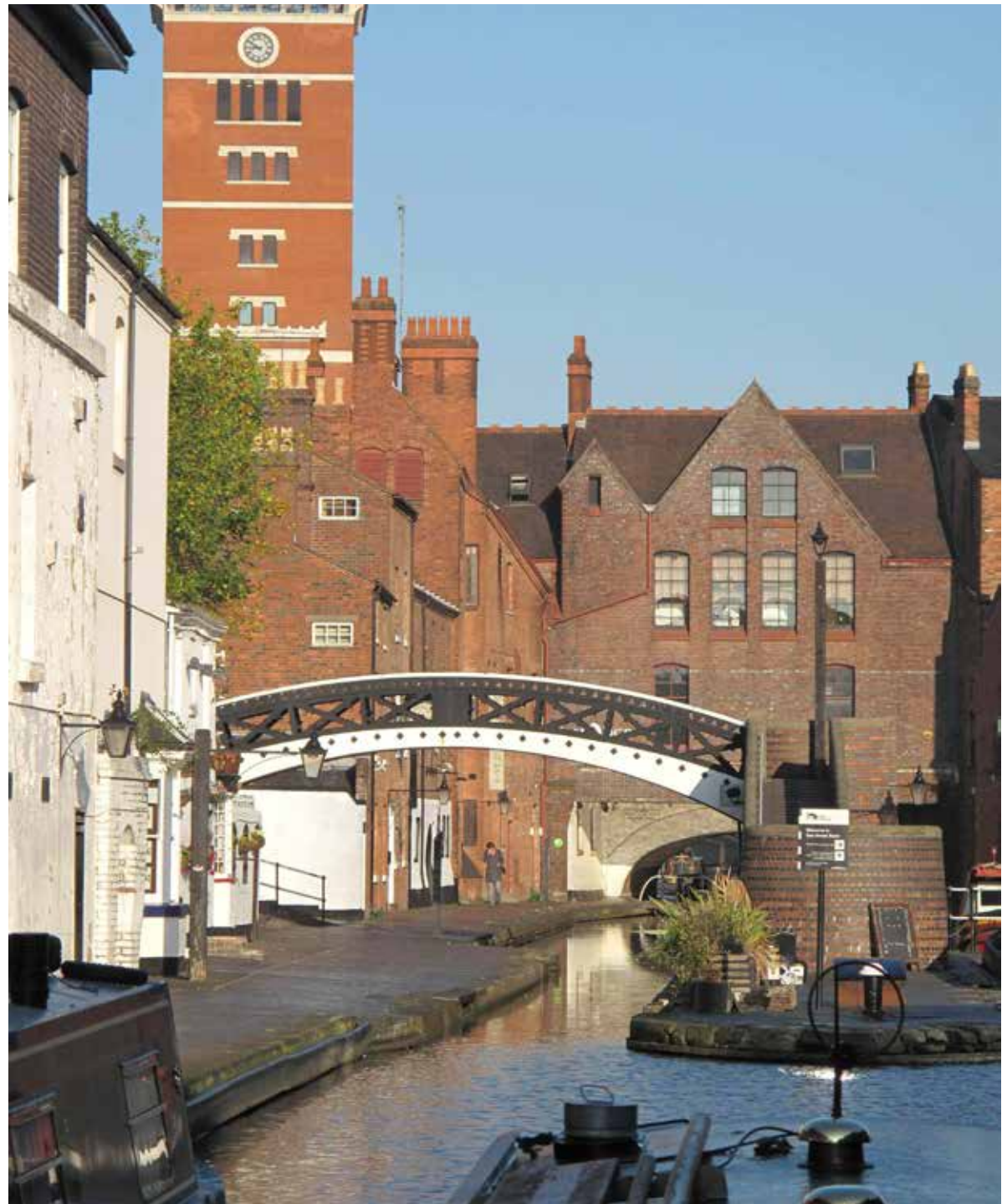
A man-made brook cascades down a series of pretty waterfalls, eventually tumbling into the large, established pond.



# LOCATION

Prestwood 2.6 miles, Kinver 3.1 miles, Kingswinford 3.9 miles, Enville 4.1 miles, Stourbridge 5.8 miles, M5 (J3) 8 miles, Blakedown 8 miles, Kidderminster 9.4 miles, Birmingham 20 miles (all distances approximate).

Just a short drive into Stourbridge and local villages, such as Kinver, that offer a great range of shops and general amenities. The area offers quality walks, hiking, horse and bike riding.





#### Services, Utilities & Property Information

Utilities: Mains electricity and water. Oil-fired central heating (brand new 2,500 litre oil tank). Private drainage via sewage treatment plant (shared with approx. 5 other properties).

Mobile Phone Coverage: 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: Ultrafast broadband speed is available in the area, with predicted highest available download speed 1,000 mbps and highest available upload speed 220 mbps - we advise you to check with your provider.

Special Note: Access rights over neighbouring properties - access over private driveway, sewage plant & power lines. Double garage and parking for 4 vehicles. An estate rent charge, service charge or maintenance contribution of £188 per year is required for the maintenance of shared amenities.

Tenure  
Freehold

Local Authority  
South Staffordshire District Council  
Council Tax Band H

Directions  
Postcode: DY7 5AZ  
what3words: ///proposals.format.keyboards

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01384 958811 or 07470 097684.

Website  
For more information visit <https://www.fineandcountry.com/uk/stourbridge-and-kidderminster>

Opening Hours  
Monday to Friday 8.30am – 6.00pm  
Saturday 9.00am – 6.00pm  
Sunday 9.00am – 6.00pm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	35 F	
1-20	G		

Total area: approx. 715.0 sq. metres (7696.5 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







JAYSON MAVER  
PARTNER AGENT

Fine & Country Stourbridge  
T: 01384 958811 | M: 07470 097684  
email: jayson.maver@fineandcountry.com



HALINA DAY

Fine & Country Droitwich Spa  
T: 01905 678111 | M: 07920 857 582  
email: halina.day@fineandcountry.com

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Fine & Country  
Tel: +44 (0)1384 958811  
stourbridge@fineandcountry.com  
The Old Custom House 1 Church Street, Stourbridge, West Midlands, DY8 1LT

