



## BLAKESHALL HALL

Wolverley, Worcestershire





# AN ELEGANT REGENCY COUNTRY HOUSE

Set in its own private gardens and grounds with superb secondary accommodation.

**A Grade II Listed Country House to include;**

Hall | Drawing room | Orangery | Dining room | Sitting room | Study/library | Office | Small dining room/breakfast room | Kitchen | Stables and garaging

Principal Suite | Seven further Bedrooms | Four further bathrooms

Wing with sitting room/gym, office and five bedrooms | Extensive cellars

Beautiful gardens and grounds with walled garden and ornamental pond | Remote controlled electric gates to front and rear

CCTV for the hall | Far-reaching views | Woodland

Secondary properties including Courtyard Cottage, Blakeshall Cottage (two bedrooms)

Garden Cottage (three bedrooms), The Lodge (three bedrooms)

**About 16.64 acres**

**Available via Separate Negotiation;**

Dovecote Bungalow (two bedrooms)

**Distances:** Kinver 3 miles, Kidderminster 4 miles, Bridgnorth 15 miles, Worcester 19 miles, Birmingham 20 miles, M5 (J4) 14 miles, M5 (J5) 15 miles  
(All distances are approximate)



# SITUATION & 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

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.

The main house has been beautifully restored and maintained to an exemplary standard offering period elegance, but with the modern conveniences one expects ideally suited to family life, and entertaining. The house exudes elegance, with well proportioned principal rooms, high ceilings and many of the original features, yet is a manageable and comfortable family home.

Blakeshall Hall is approached via a formal drive that sweeps past The Lodge. The drive meanders up to the front of the house flanked by park railings and beech hedges to either side. A large gravel sweep leads to the front door with a turning circle planted with mature flower borders.





On entering under the portico with handsome Doric columns and moulded cornice, and through the impressive two leaf half-glazed doors, one is met by an impressive hall with stone flooring, and fine corniced ceiling. From the hall is a beautiful, cantilevered staircase with an interesting stained-glass window. This window was once the property of an Andrew Wright.

It was originally displayed in 1870 at Oak House, Haddington. With permission, it was transferred to nearby Rudge Hall in Shropshire in 1870 and finally moved to Blakeshall Hall in 1931.

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, also with fine cornice ceilings, which overlooks the garden.

To the right is a further smaller drawing room, also well-proportioned with fine cornicing and a substantial 15 KW log burner which assists in heating the hot water. Set down a short passage is a more informal sitting room, which is a charming family room with bookcases to either side.

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 a four door AGA and 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 and basin, an oak floor 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.

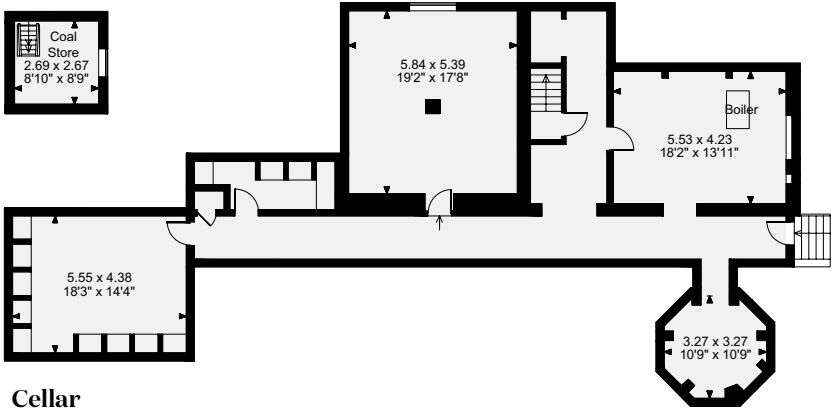
There are extensive cellars with a recently installed Ferroli boiler. To the rear of the house is the private kitchen courtyard with a coal shed, woodstore, storeroom/workshop, outhouse and dog kennels.

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 with electric doors. Also in the courtyard is a traditional stable block with two stalls containing the original features of the brick floors and hay mangers, a tack room and a further smaller loose box.

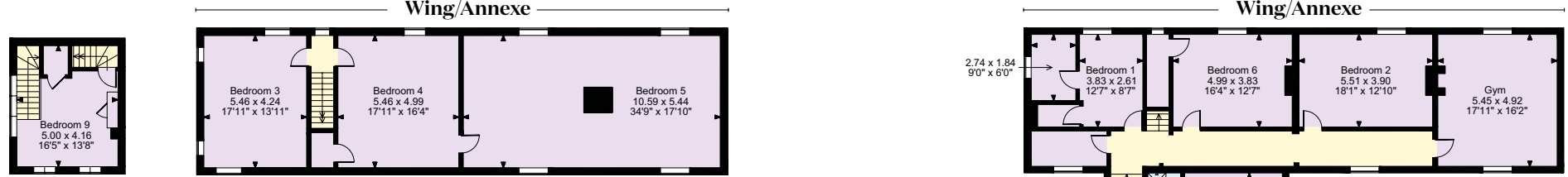
Located in the courtyard is a useful building for the storage of garden tools and grounds work equipment with a concealed bunded oil-fuel tank behind (6,000 litres).





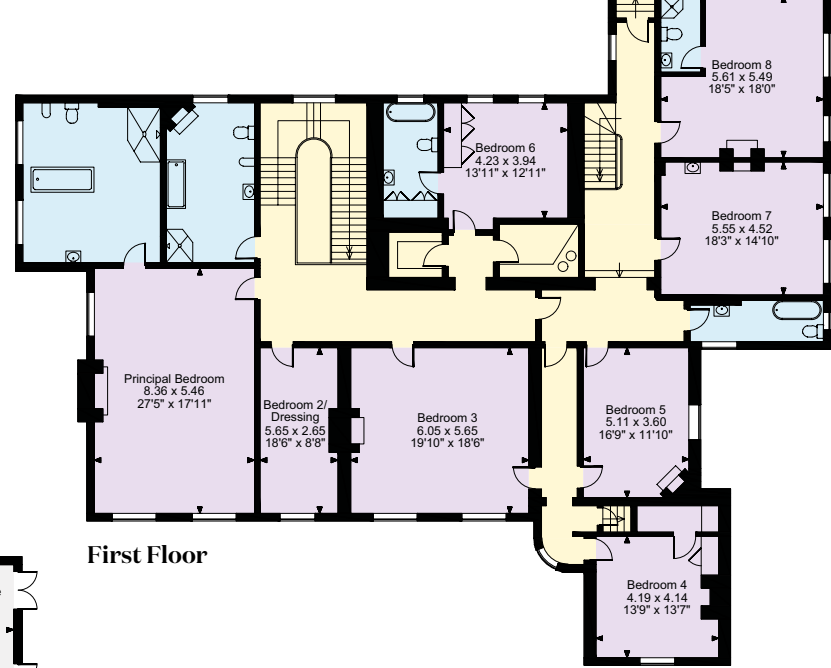
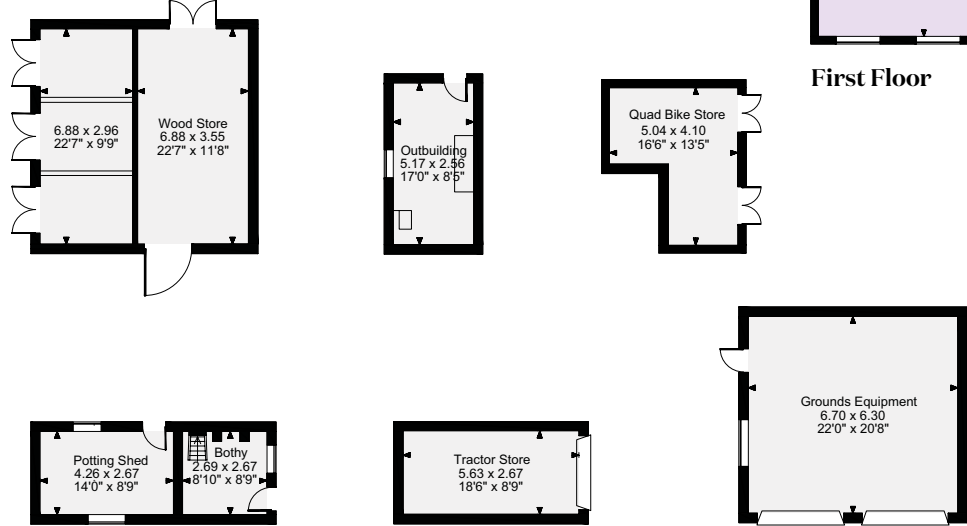


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

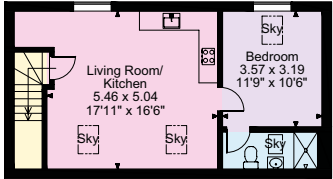


Main House  
Tower  
Second Floor

Garages and Outbuildings



Courtyard Cottage



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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)



## GARDENS & GROUNDS

Blakeshall Hall is surrounded by beautiful gardens and grounds. To the front are well maintained lawns, all kept immaculate with remote, automatic mowers. 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 with three separate circuits. The water for the lake is topped from a 400ft bore hole. There is also a grass tennis court.









# THE COTTAGES

Blakeshall Hall has the benefit of four additional cottages, all with separate access, which are all current let on AST's (Gross income £72,000 per year inc. Dovecote 2025-2026). These properties offer fantastic scope for a number of uses.

## Blakeshall Cottage

Blakeshall Cottage is a semi-detached traditional brick property that is a part of the stables building. The house comprises a kitchen and sitting room on the ground floor and two bedrooms, one bathroom on the first floor. The house benefits from a large lawned garden.

## Garden Cottage

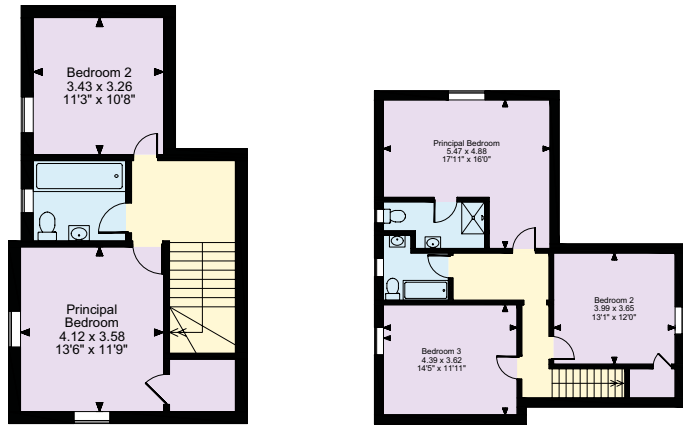
Garden Cottage is the other half of Blakeshall Cottage. Accessed from a separate entrance, with a surrounding garden, a lovely private space. The house has a kitchen and sitting room on the ground floor, and three bedrooms and two bathrooms on the first floor.

## The Lodge

The Lodge is positioned at the entrance to the main drive. The house is a large single storey bungalow which has been extended and adapted over the years to provide a superb large home finished to a good standard. The accommodation comprises an entrance hall, kitchen, sitting room and a lower level utility space. There are three bedrooms and two bathrooms. The lodge benefits from a decked sun terrace and a large gravelled parking area with lawned garden behind.

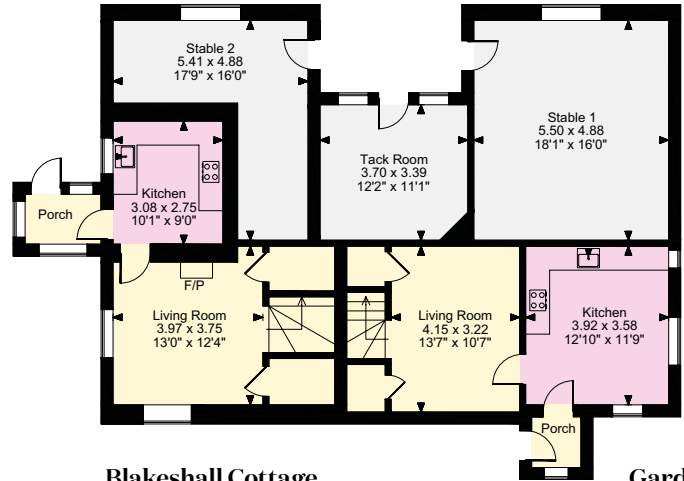
## Dovecote Bungalow (available via separate negotiation)

Accessed through a gated entrance, this is a superb two bedroom detached bungalow. Through the front door is the modernised kitchen /dining room with a sitting room beyond. There are two bedrooms and two bathrooms providing fantastic accommodation. It is set in a lovely large and private garden with a useful outbuilding, formerly the original dovecote.



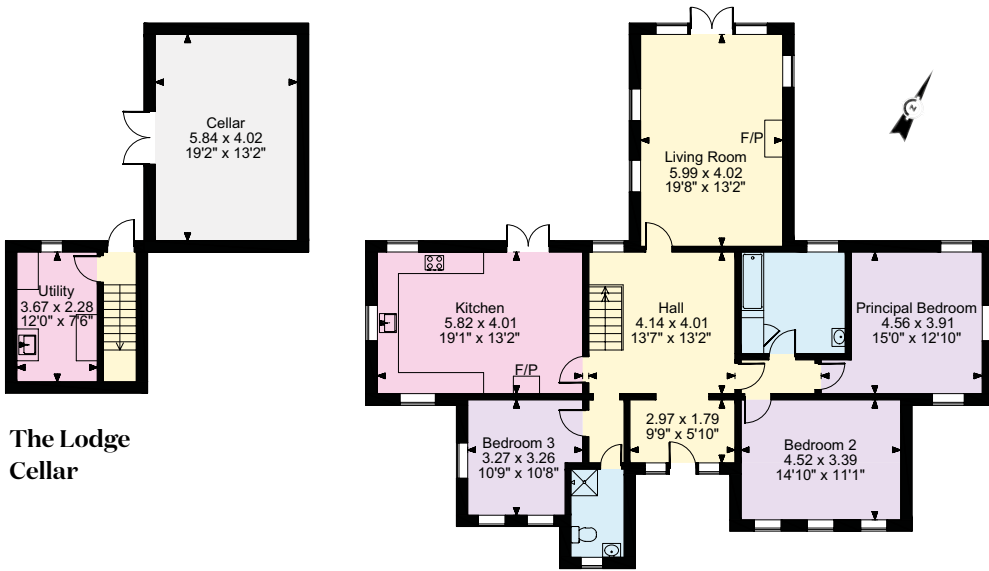
Blakeshall Cottage  
First Floor

Garden Cottage  
First Floor



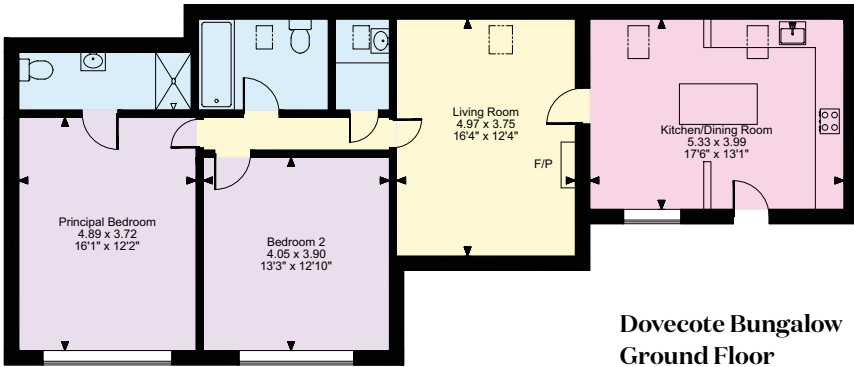
Blakeshall Cottage  
Ground Floor

Garden Cottage  
Ground Floor



The Lodge  
Cellar

The Lodge  
Ground Floor



Dovecote Bungalow  
Ground Floor

Approximate Gross Internal Floor Area  
Blakeshall Cottage - 811 sq ft (75 sq m)  
Garden Cottage - 374 sq ft (35 sq m)  
Stables & Tack Room - 614 sq ft (57 sq m)  
The Lodge - 1,786 sq ft (166 sq m)

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# GENERAL INFORMATION

## Directions (DY11 5XP)

At the end of the village, your sat nav will take you to the back drive. Ignore this turning and take the first tarmac road to the right. The Lodge and the main drive are found after about 400 metres on your right.

What3words: ///universes.stripped.clash



## Method of Sale

The property is offered for sale by private treaty.

## Tenure

Freehold.

## Council Tax Bands and EPC Ratings

Property	Council Tax Band	EPC Rating
Blakeshall Hall	H	E
Courtyard Cottage (The Flat)	A	E
Dovecote Bungalow	E	E
Blakeshall Cottage	C	F
Garden Cottage	D	E
The Lodge	E	E



**Blakeshall Hall:** Vacant Possession

**Courtyard Cottage:** Assured Shorthold Tenancy

**Dovecote Bungalow:** Assured Shorthold Tenancy

**Blakeshall Cottage:** Assured Shorthold Tenancy

**Garden Cottage:** Assured Shorthold Tenancy

**The Lodge:** Assured Shorthold Tenancy

## Local Authority

Wyre Forest District Council, Finepoint Way, Wyre Forest House, Kidderminster DY11 7WF. 01562 732928

## Listing

Grade II.

## Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded unless otherwise mentioned in these sale particulars.

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

## Services

Mains water, three phase mains electricity, oil central heating for Blakeshall Hall, LPG gas for the AGA in Blakeshall Hall. Septic tank drainage. Electric car charging point. The roof for Blakeshall Hall has a bespoke heating/wiring system on the roof, to prevent snow settling in the winter.

## Planning

We assume that the property has the necessary planning, building regulations and other consents.

## Viewings

Strictly by appointment with Knight Frank and Savills.







We would be delighted  
to tell you more.

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