



Ackleton Manor
Folley Road, Ackleton, WV6 7JL

peterjames
PROPERTY



Ackleton Manor

Bridgnorth – 6.6 miles
Wolverhampton – 9.8 miles
(Distances are approximate)

A stunning English country residence of unparalleled quality, with magnificent gardens and reception rooms, beautiful bedrooms and a number of versatile outbuildings

Porch & Reception Hall
Drawing Room
Morning Room
Dining Room
Kitchen/Breakfast Room with Laundry
Cloakroom
Master Bedroom with Ensuite
Two Further First Floor Bedrooms
Family Bathroom
Garden Room & Study
Four Second Floor Bedrooms
Second Floor Bathroom
Cellars
Three Garages, Three Stables & Outbuildings
Extensive Gardens & Equestrian Paddock



Ackleton Manor

Situated amongst Shropshire's famous rolling hills and sublime rural landscapes, Ackleton is a small village just 9 miles to the west of Wolverhampton and 6 miles to the picturesque Italianate market town of Bridgnorth. With excellent access to the road network, the village is also ideally positioned for access to rail connections at both Telford and Wolverhampton. The area is well-provided for with regard to schooling at all levels by both the state and independent sectors, with the latter encompassing Birchfield Prep near Albrighton, Tettenhall College, Wolverhampton Grammar School and St Dominic's for Girls at Brewood.

Ackleton Manor, connected for centuries with local gentry, originated at some time during 1727 as evidenced by a date stone set within the exterior brickwork. Sympathetically extended at the front and rear in the late 1920s, the Manor house is surrounded by beautiful traditional gardens. This elegant yet comfortable residence sits behind a refined frontage with large bow windows and an imposing neo-Classical entrance. Within, the historic main hall exudes a sense of grandeur which befits this fine English country house, with three reception rooms leading off to provide both formal and informal living spaces. The long breakfast kitchen features a substantial Aga and prestigious Martin Moore designed classic kitchen, with both a separate larder and utility off. The extensive dry cellars inspire infinite possible uses, whilst on the first floor the Manor boasts a spacious study or library and a spectacular garden room with a balcony overlooking the stunning gardens. Three vast double bedrooms including the master suite are arranged across the first floor, well-served by a huge house bathroom, whilst the second floor rooms are unusually large, providing three doubles, one single and a further elegant bathroom. Throughout, this wonderful family home retains many character features, including a number of working early twentieth-century light-switches, aged oak floors and period interior doors, with some original sash windows having folding panelled internal shutters.

Accommodation

Entry through an elegant neo-Classical portico featuring imposing white columns and a traditional green panelled front door which leads onto the parquet wood flooring of the **porch**, where full-height period timber panelling conceals storage. A fully-glazed timber door opens into the excellent central **hall**, which establishes the property's fine country house aesthetic with stone flagstone flooring, robust aged oak interior doors, stately architraves and a wide arch sweeping overhead. To the left of the front door and within the extended front portion of the property, the vast formal **dining room** exudes fine English grandeur and is laid with lovely oak strip flooring, with a large bow window overlooking the front gardens. Two substantial, dark timber beams grace the ceiling, enhanced by a sizeable plaster ceiling rose with gilded detailing. An impressive open fireplace occupies the rear wall within a sympathetic period-style surround, framed by two pretty, arched display alcoves with fitted cupboards. Across the hall and to the right of the front door, the grand yet comfortable **sitting room** boasts similar proportions as the preceding dining room, with fine timber flooring, matching arched alcoves and an identical, gracefully curving bow window toward the front aspect. In addition, a tall sash window affords views of the glorious gardens to the side of the property, and the cream fireplace with tactile, rounded, brick-edged hearth, is occupied by a reassuringly substantial Clearview wood-burning stove. Also off the hall to the right and behind the sitting room, the **morning room** is a cosy second lounge offering an invaluable additional reception space, with a wood-burning stove and marble hearth framed by a traditional timber fireplace to complement the aged oak flooring. Two original, tall sash windows offer views onto the spectacular gardens, retaining charming folding internal shutters from the same period. Off the hall to the rear beneath the staircase, a half-glazed door opens onto the cellar steps, well-lit by a quaint period window and descending to the vast original dry cellars, comprising one large store-room, a smaller room housing the plumbing and heating apparatus and a further room all off a central corridor. The temperature here would be excellent for wine, and the large room could be converted for a variety of purposes. Across the hall, the **breakfast kitchen** extends to almost 29ft in length, fitted with cream wall and base units topped by sleek matt black granite worktops allowing plenty of room for seating before the stylish cream Aga Classic. Dining space is also available within the kitchen, with integrated appliances comprising a Neff cabinet dishwasher, concealed under-counter fridge and a white Belfast double sink beneath a window onto the rear yard and charming timbered stables. A pretty cast-iron fireplace occupies the end of the space, and the room is laid with traditional flagstone flooring. A door to the end of the kitchen conceals the spacious **larder**, retaining the traditional slate shelving alongside space and provisions for more modern refrigeration appliances. The **utility** is also available off the kitchen, with a white Belfast sink, space and provisions for laundry appliances and additional storage across the rustic red brick flooring. A range of characterful windows light the space, facing the timbered stables. Also off the kitchen, a wall of arched timber framed glazing in the Gothic style looks out onto an additional patio, providing a useful **second entrance porch** close to a gate beside the driveway. Across an expanse of stone flooring, this versatile room also offers access onto the **ground-floor WC**.

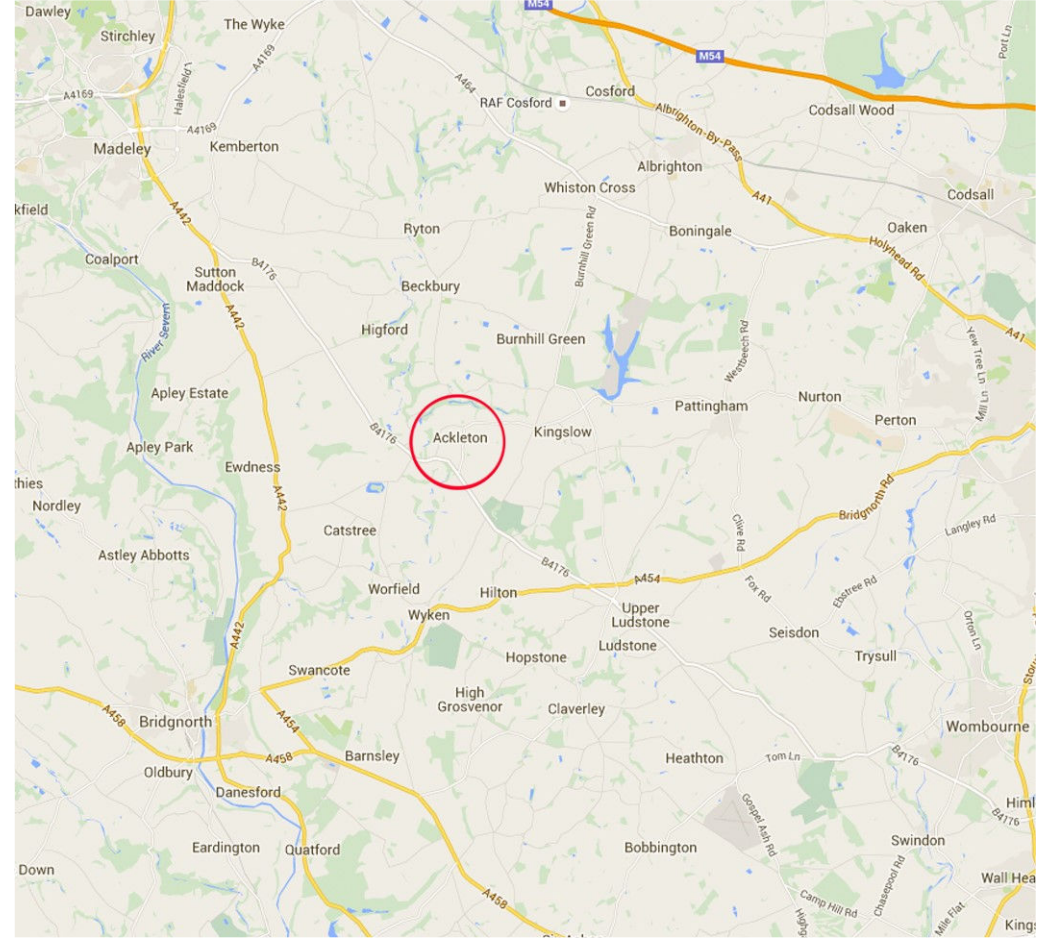


At the end of the magnificent central hall, a door offers access onto the rear garden, below the majestic aged oak staircase which rises passing a tall sash window to a half-landing enjoying pleasing garden views. From here a long corridor leads off, laid with hardwood parquet flooring which extends into the connecting rooms and featuring double windows onto the garden to maximise the natural daylight. The spacious **study** can be accessed at the left, well-proportioned as a home office with plenty of space for storage and triple windows facing the driveway. At the end of this long corridor, the property benefits from a vast **garden room**, a light and airy space with a high vaulted ceiling styled as a surprising contrast to the traditional English grandeur of the main house. Overhead, chunky timber purlins bisect the room, framing a charming brick inglenook fireplace at the centre with a rustic beam over. Ideal as a summer reception room with double fully-glazed doors onto a very pretty cast iron balcony, the space is also furnished with a sizeable Clearview wood-burning stove for winter use and enjoys breath-taking views across the lovely gardens. The staircase continues from the half-landing to a spacious landing on the first floor, where **bathroom one** can be accessed to the right of the stairs. This very large bathroom is beautifully appointed with monochromatic tiling, complementing the superb white Vernon Tutley suite of bidet, close-coupled WC, pedestal wash-hand basin and a timber panel bath. Upon a raised

platform, the large walk-in shower is enclosed by an embossed glass enclosure. Adjacent and positioned at the front of the property, the excellent **second bedroom** is a fabulous, very large double, with a beautiful bow window overlooking the front gardens and a very pretty decorative period fireplace, painted in a demure shade of cream. Two similarly characterful panelled doors frame the fireplace offering storage and wardrobe space, one lit by a small window. Across the landing and also situated at the front, the magnificent **master bedroom** is a huge room appointed with a quaint fireplace and bow window as the preceding bedroom, with an additional sash window toward the garden and built-in storage to each side of the sweeping bow. A door leads into the **en suite**, featuring a white suite to match bathroom one and a similar raised shower. To the left of the staircase, **bedroom four** is an enviably spacious double, with two tall sash windows to afford a dual aspect onto the garden and a magnificent aged oak built-in wardrobe. From the landing the staircase continues to the second floor, where the landing is sized to match the first floor. The **third bedroom** is situated at the left, a beautiful double room benefitting from uninterrupted views across the gardens and a sizeable built-in wardrobe. Also to the left, **bedroom five**, a similarly excellent double, shares these superb views while at the centre of the landing a door reveals **bedroom seven**. A cosy single room, this is ideal as a nursery or playroom with an arched window to the front aspect, constructed in the Gothic style. To the right of the stairs at the rear of the landing, **bedroom six** is a further generous double with a large oriel window over the driveway and front patio. Two large built-in cupboards provide plenty of storage and shelving, whilst at the top of the stairs the second-floor bedrooms are very well served by **bathroom two**. Of a considerable size, this bathroom boasts a white Vernon Tutley suite with walk-in shower as bathroom one.

Outside

Approached from Folley Road, the property enjoys a large gravelled driveway at the side with more than enough parking and turning space. Three garage doors, two of which are automatic, offer access to the **triple garages**, with steps off the drive toward the front door passing the Gothic arched rear porch and patio. A path leads toward a small, very pretty pedestrian gate on Folley Road and leads onto the spectacular gardens situated at the side and rear of the Manor. With patio space before the impressive, vast manicured lawn, the gardens have been designed to offer a multitude of English cottage garden plants with a number of beds, borders and a low stone wall with steps traversing the lower and upper lawn spaces. An imposing, ancient oak stands at the end of the long lawn, passing a metal pergola within a small period-style box garden. To the end of the garden, a timber gate and fencing encloses the ample equestrian paddock, and close to the property's rear door the path offers access to the numerous outbuildings, including a **coal store, workshop and garden store-room**. The exterior walls of the Manor are graced by climbing plants including roses, with access between the workshops and the main building onto a small yard at the rear of the kitchen, facing the eighteenth-century timber **stables**. Comprising one double and one single stable with a large hayloft above, the stables are ideal for equestrian use or storage.



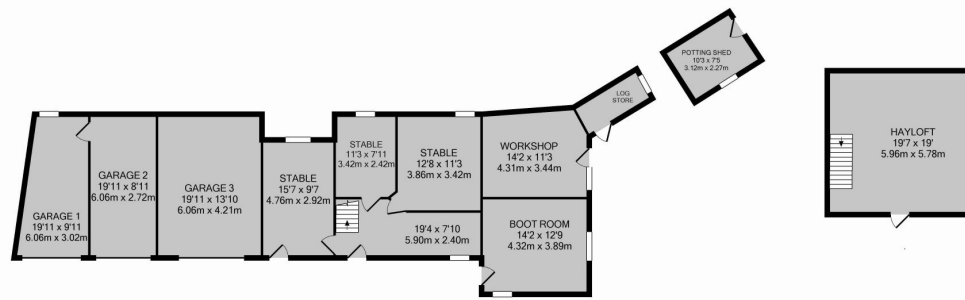
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OUTBUILDINGS



ACKLETON MANOR
 TOTAL APPROX. FLOOR AREA 4930 SQ.FT. (458.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

