
Sion House Sion Hill Court
Wolverley
Worcestershire DY10 2YY



£1,250,000



## GENERAL

Sion House forms the principal part of Sion Hill Court, a beautiful Grade II listed Georgian country house set within substantial parkland grounds circa 12 acres. The setting is spectacular with breathtaking views over some of the finest Worcestershire countryside towards the Welsh Borders. The house, which is freehold, includes the principal reception rooms which are all graciously proportioned with high ceilings, ornate plasterwork, and sash windows. Of particular note are the panelled hall and dining room where the panelling is believed to have been recovered from The Royal Palace of Tickenhill, Bewdley, where Arthur, Prince of Wales married Catherine of Aragon by proxy in 1499. The house has a rich history and is reputed to have been the birthplace and country home of John Baskerville the pioneering printer, who created the Baskerville font, and the 19th century stained glass panels in the main door bears the famous Baskerville crest.

The accommodation briefly includes on the ground floor the panelled reception hall, boot room, dining room, drawing room, and living kitchen. There are seven bedrooms and five bathrooms spread over the upper floors and a boiler on each floor. There is also a wine cellar and two further vaulted cellar rooms. Outside there are two oversized single garages and a large private terrace.

The living accommodation is approx. 6910 sq ft / 642 sq m.





## LOCATION
Sion House is located within the highly regarded parish of Wolverley, where there is an excellent range of local amenities including primary and secondary schools a surgery and a selection of public houses. There are some lovely walks locally through the National Trust owned Blakeshall Common, linking into Kinver Edge famous for its Rock Houses cut into the sandstone, in addition to walks along the local canal. Sion House is superbly located for easy access to the M5, M42 and M6 motorway network, with Birmingham being approximately 15 miles by car. The town of Kidderminster is only 3 miles away where there an excellent range of amenities and a rail service connecting to Birmingham, Worcester, and London. Birmingham airport and international train station are approx. 30 miles away (40 minutes). With regular trains into London Euston, taking just over an hour.

## THE HOUSE
The accommodation is arranged as follows. Front door with the original Baskerville crest opens into the entrance hall.

## ENTRANCE HALL
16'10" x 14'
An impressive introduction to the house, where you are greeted by oak panelled walls and a sideboard believed to have been recovered in the 17th century from Tickenhill Palace, ceramic tiled floor and double doors opening into the reception hall.

## RECEPTION HALL
Access to the kitchen drawing room, dining room, and to the staircase. To the rear of the reception hall there is a set of double doors with glass panels either side, storage area beyond and a further set of double doors out onto the terrace and rear grounds.

## CLOAKROOM
Low flush lavatory and wash hand basin.

## DRAWING ROOM
27' x 18'
An elegant room with full height venetian and sash windows overlooking the terrace and gardens. There is a period, working, open fireplace, cornicing to the ceiling with a decorative frieze and low level panelling, with inbuilt concealed radiators.

## DINING ROOM/SECOND DRAWING ROOM
19'2" x 17'
A wonderful room with oak panelled walls and a magnificent fireplace including an over mantel with a pair of dragons and moulded surround, with a large bay window. Large, concealed storage room behind an ornately carved door.

## LIVING KITCHEN
26'3" x 20'
A sensational room which works perfectly for contemporary family living. The kitchen area is fitted with a large island, two sinks, water filter tap, a generous range of Shaker style painted base and wall cabinets with polished granite work surfaces and larder drawers. The high end appliances include two "Neff" ovens one of which is a combination microwave, the other a steam/fan oven and an integrated dishwasher. There is a four oven Aga with warming plate and two stove top cooking plates. There are deep skirtings, picture rail, ornate plaster cornicing and full height sash windows overlooking the terrace and gardens.

## ON THE FIRST FLOOR
Stairs rise from the reception hall to the first floor landing.

## FIRST FLOOR LANDING
Opening off the landing is a substantial bedroom, currently used as a guest room, but could be used as the master. A passage leads from the landing to the lift and boiler room. Stairs rise to a half landing.

## GUEST BEDROOM
19'9" x 17'7"
Overlooking the front paddock. There is an ornate fire surround, cornicing to ceiling and door to the ensuite bathroom.

## EN SUITE BATHROOM
14' x 13'4"
Suite comprising a panelled central bath, two pedestal wash hand basins and low flush lavatory. There is a double shower enclosure, two chrome ladder style towel rails and separate storage cupboard. Door to the landing.

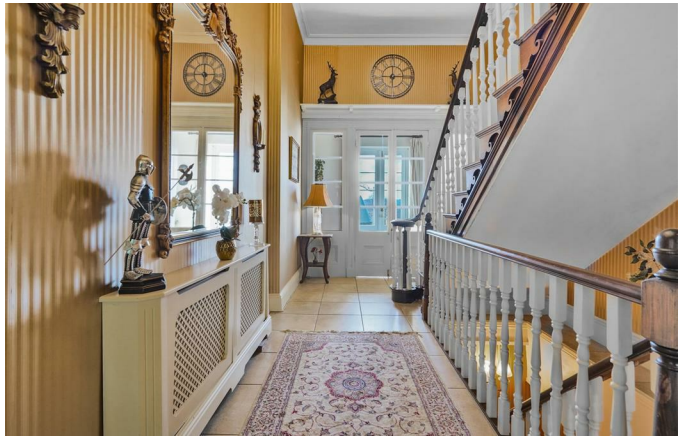
## HALF LANDING
Stairs rise from the first landing to a half landing. Opening off which there is a sitting room and separate laundry room.

## SITTING ROOM/BEDROOM
18' x 14'2"
A lovely snug room. There is a period ornamental cast iron fireplace with ornate inset tiles, wooden fire surround, cornicing to ceiling, two sets of Sash windows which overlook the rear grounds and balcony.

## LAUNDRY ROOM
11'9" x 6'6"
Fitted with shelves, cupboards, open hanging, worktops, plumbing for a washing machine and space for a tumble dryer, with an external vent outlet, if required.

## FIRST FLOOR MAIN LANDING
A stunning light space with door opening onto balcony and window above.

## MASTER BEDROOM
15'10" x 15'8"
An interesting room with the principal feature being the large square bay overlooking the gardens, with a door to the balcony. Additionally, this room has a large fireplace and shaped coving. (Second measurement extends to 20' into bay).





## EN SUITE
A luxurious en suite with free-standing bath, plumbing preparation for a shower enclosure, two wash hand basins, low flush lavatory and door to a walk-in wardrobe.

## WALK-IN WARDROBE
Extensive range of floor to ceiling fitted hanging and shelving units.

## SECOND FLOOR LANDING
The second floor landing has a balcony overlooking the first floor landing and provides access to:

## BEDROOM
17'7" x 12'5"
A good sized double bedroom with views over the paddock at the front of the house, with dual aspect windows.

## BATHROOM
There is a panelled bath with shower fixture, wash hand basin, low flush lavatory, chrome ladder style towel rail. Shower enclosure with electric shower.

## INNER LANDING
Opening off the inner landing are a bedroom, currently used as a home office and passage leading to the lift and further boiler room.

## BEDROOM/OFFICE
14' x 12'3"
Overlooking the paddock at the front of the property.

## BEDROOM
18' max x 17'10"
A delightful bedroom overlooking the rear grounds and woodland.

## EN-SUITE
Corner shower enclosure with electric shower, wash hand basin, low flush lavatory and chrome ladder style towel rail.

## TOP FLOOR
Accessed via a set of stairs to a further bedroom and bathroom.

## BEDROOM
20' x 16'
A really good sized double bedroom with magnificent views over the rear grounds and woodland. This bedroom could also be used as a master.

## BATHROOM
Substantial bathroom with free standing bath, twin wash hand basins, toilet, separate double shower unit and twin chromed towel rails.

## THE CELLARS
There are steps down from the reception hall to the cellars. There are two wine cellars with the original wine bins that reputedly hold up to 10,000 bottles of wine. (11'6" x 9'6" and 9'2" x 8'8"). With a further cellar divided into two chambers (18' x 9'10" and 17' x 9'10").

## THE LIFT
It should be noted that there is a Stannah Picolo lift in the house. The present owners stopped using the lift circa 2024, and it has therefore not been maintained since 2024.

## THE TERRACE
There is a lovely, sheltered terrace adjoining Sion House which is perfect for outdoor dining and entertaining. The terrace currently houses a bespoke log and bin store, balustrading, and a gateway with an over arch.

## OUTSIDE
Electric security gates with an intercom system open onto a sweeping drive with lights, with paddock to one side leading to parking for several vehicles outside the house, access to visitor's parking and onto a private parking area where there are two adjoining oversized single garages with electricity and electrically operated doors.

## THE GROUNDS
There are extensive grounds including the paddock to the front of the house, perfect for dog walking. At the back of the house there is a lawn with adjoining woodlands.

## IMPORTANT NOTE
The grounds and estate are managed and maintained by a management Company, The Sion Hill Court Management Company Limited. The Management Company employs gardeners to maintain the communal grounds, in addition to other trades specialists for maintenance and servicing of the electric gates, upkeep of the driveway, lighting, maintenance of the sewage plant and liability insurance. . Heating is via mains gas boilers with radiators throughout the property. The property is connected to mains gas, The current quarterly fees, per house, are £393, for which each of the seven properties within the grounds pay the same fees. Mains water, mains electricity, full fibre internet, with wastewater managed via the self-emptying sewage plant. All information to be verified by the solicitors.

## COUNCIL TAX BAND
Wyre Forest Council Tax Band H.
























I ♥ CHOCOLATE









Cellar




Ground Floor

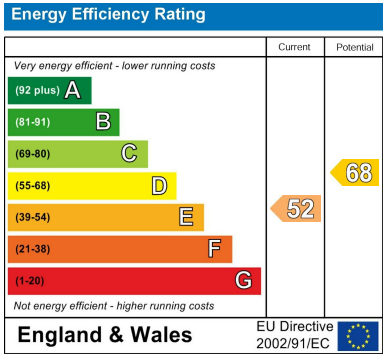



1st Floor




2nd Floor




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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