



Apartment 10 Leaton Hall

Bobbington, DY7 5DE

Andrew Grant

Apartment 10 Leaton Hall

Church Lane, Bobbington, DY7 5DE

2 Bedrooms 2 Bathrooms 1 Reception Room

Elegant second-floor apartment in a Grade II listed hall with generous living space, sweeping views, communal grounds and leisure amenities.

- Well-presented second-floor apartment within a historic Grade II listed hall
- Spacious reception room with exposed beams and countryside views
- Residents enjoy extensive lawned communal gardens with mature trees and a pond
- Sweeping gravel drive leading to allocated parking for two cars and visitor spaces
- Peaceful semi-rural setting in Bobbington close to village amenities, Wolverhampton and scenic countryside walks

Flat 10 is a second-floor apartment forming part of the grand Grade II listed Leaton Hall. Extending to 1,045 sq ft, it provides an entrance hall, generous reception room, well-equipped kitchen, two double bedrooms and two bathrooms including an en suite. The home combines period character with modern convenience and enjoys panoramic views across the surrounding fields. Residents share a grand staircase, landscaped grounds of about two acres and amenities including a gym and snooker room. The property also benefits from two allocated parking spaces, plus visitor parking.

1045 sq ft (97.1 sq m)





The kitchen

The kitchen serves as a practical hub for daily cooking and dining. It is equipped with wood-fronted base and wall cabinets paired with colourful tiled splashbacks and a built-in electric hob, double oven and extractor. A stainless-steel sink with drainer completes the space, alongside space for additional appliances.





The living room

The living room is a generous reception space for relaxation and entertaining. Character comes from the exposed timber beams, while two sash windows frame far-reaching views across the grounds. Wall lighting and a dado rail add architectural detail, and there is ample space for defined seating and media areas.



The entrance hall

The entrance hall within the apartment provides access to the principal rooms through a long central hallway. Decorative dado rails and architrave mouldings add character, while the extended layout creates a practical flow between the living accommodation and bedrooms.



The primary bedroom

The primary bedroom offers a comfortable and secluded space for rest. A casement window overlooks the gardens and surrounding greenery, while the proportions allow for a range of bedroom furnishings and additional storage. There is direct access to the en suite bathroom, creating a practical and well-connected layout.





The primary en suite

The en suite serves the primary bedroom with classic fittings. It comprises a panelled bath with overhead shower and glass screen, a pedestal wash basin and a WC, all set against tiled walls with a decorative border. A wall-mounted mirror enhances the sense of space and there is an extractor for ventilation.



The second bedroom

The second bedroom is a versatile double room with a sash window overlooking the countryside beyond. The proportions allow for a range of layouts and uses, while the layout provides convenient access to the hallway and bathroom.





The bathroom

The family bathroom serves both residents and visitors. It features a panelled bath, pedestal wash basin and WC with matching brassware, set against half-tiled walls with a decorative border. A wall-mounted mirrored cabinet offers storage and the room is finished with tiled flooring.



The communal entrance hall

Leaton Hall retains an impressive communal entrance with polished wooden flooring, decorative cornicing and a feature fireplace beneath a large wall mirror. A grand staircase rises through the building to the upper apartments, reflecting the hall's period heritage.



The communal areas

Residents enjoy a range of communal amenities within the building. In the basement there is a well-equipped gym with cardio and weight machines, and a snooker room with a full-sized table and overhead lighting. The grand communal entrance retains period features including a decorative fireplace, polished wooden floor and ornate cornicing, setting the tone for this elegant residence.





The communal garden

The property benefits from access to well-maintained communal grounds extending to approximately two acres, providing residents with attractive outdoor surroundings to enjoy. Outside, the communal gardens provide idyllic outdoor space for relaxation. Sweeping lawns are dotted with mature trees and shrubs, while a tranquil pond sits within a wooded area. Residents can enjoy views towards the historic hall from the open green.



The driveway and parking

Approaching the property, a long driveway leads to the hall and allocated parking. A sweeping gravel drive encircles a manicured rhododendron bed before opening to a large parking area with two allocated spaces for the apartment. Visitors' parking is also available, and the gravel driveway is bordered by lawns and mature trees creating an impressive arrival.



Location

Bobbington is a small semi-rural village situated southwest of Wolverhampton between Wombourne and Kinver. The area is surrounded by rolling countryside and offers an abundance of walking routes and bridleways. Within the village are a pub/hotel, restaurant and a primary school while more extensive amenities can be found in nearby towns. For leisure there are several golf courses, Halfpenny Green Airport and the popular Halfpenny Green Vineyard with its craft centre, events and tea rooms. Bobbington provides a peaceful yet well-connected setting with access to regional road links towards Wolverhampton and the Midlands.

Services

The property benefits from mains electricity and water. Central heating is provided by Liquid Propane Gas and drainage is supplied via a septic tank.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.

Agent Note

The property benefits from a monthly service charge of £260 which includes building insurance, upkeep of communal areas, gated access and gardening. Residents enjoy use of a communal billiards room and gym, secure storage locker facilities and landscaped grounds extending to about two acres.



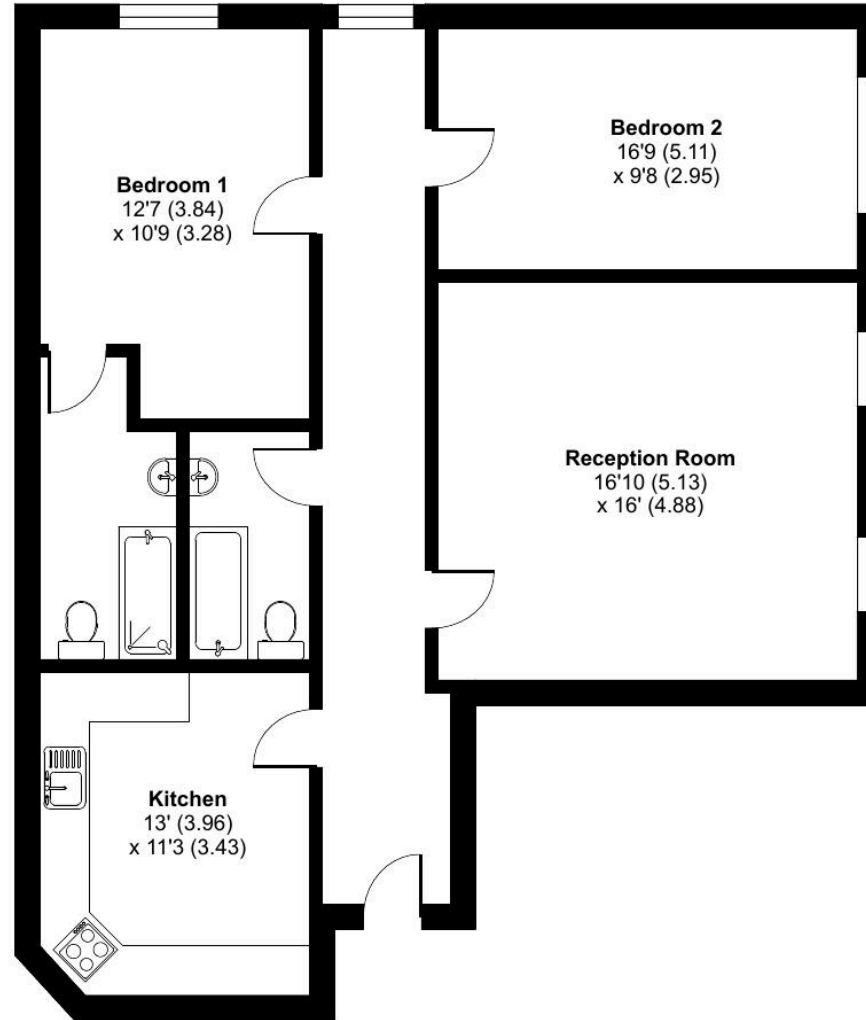
Leaton Hall, Church Lane, Bobbington, Stourbridge, DY7

Approximate Area = 1045 sq ft / 97.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Andrew Grant. REF: 1457521



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