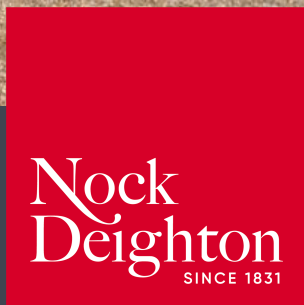




Flat 3, Wolverley House, Wolverley Village, DY11 5XE





Set within the handsome surrounds of Wolverley House, Flat 3 is a rather special apartment, distinguished from the other flats by the thoughtful conversion of the cellar into beautifully presented living accommodation, effectively doubling the floor space and creating a home of remarkable scale and versatility.

The village is well placed for everyday amenities and local services, yet retains an undeniably upmarket and sought-after character, known for its attractive surroundings, prestigious homes and appealing semi-rural setting.

- Integrated Appliances
- Grade II* Listed Building
- Communal Gardens
- Garage And 2 Designated Parking Spaces
- High Ceilings And Sash Windows
- Modern Interior
- Council Tax band: D
- Tenure: Leasehold





Wolverley House has an unmistakable sense of stature, with its elegant period façade, sweeping proportions and mature grounds lending a feeling of arrival that is both impressive and timeless. Positioned within the highly regarded village of Wolverley, the property also enjoys the benefit of a location that is both convenient and desirable. The village is well placed for everyday amenities and local services, yet retains an undeniably upmarket and sought-after character, known for its attractive surroundings, prestigious homes and appealing semi-rural setting. Stepping inside the apartment at ground floor level, the atmosphere is wonderfully light and refined. The living room is a striking reception space, rich in character with its lofty ceilings, detailed corncicing, classical columns and generous sash windows drawing in an abundance of natural light. It is a room that feels both grand and inviting, softened by a calm neutral palette and enlivened by bold, contemporary touches. There is ample space for relaxation and entertaining alike, while the period detailing gives the room a real sense of occasion.



From here, the layout flows naturally into the kitchen/diner, a superb contrast in style. Clean-lined and contemporary, this is a beautifully designed everyday living space centred around a large island with seating, making it ideal for informal dining, morning coffee or gathering with friends. Pendant lighting adds warmth and ambience, while the generous proportions ensure the room feels practical as well as stylish. The kitchen is also well equipped with a range of built-in appliances, including a dishwasher, boiling water tap, oven, hob and microwave, combining sleek presentation with everyday convenience. A WC and utility area are also positioned on this floor, adding practicality to the main living accommodation.



A staircase then leads down to the lower ground floor, and it is here that Flat 3 truly sets itself apart. Unlike the other apartments within Wolverley House, the cellar has been converted into excellent additional living space, transforming the overall footprint of the property. Rather than serving as ancillary storage alone, this level has been carefully adapted to provide well-balanced and highly usable accommodation, and in doing so doubles the floor space of the apartment.

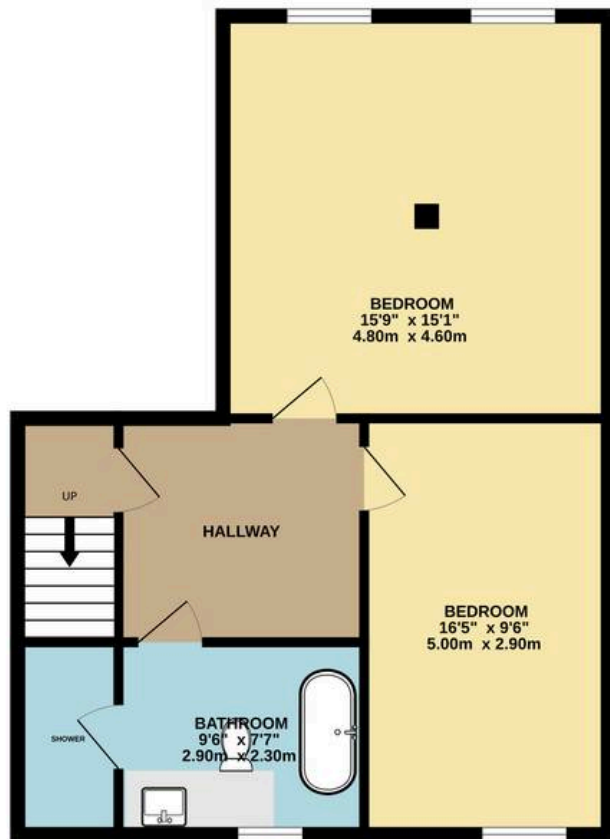
The lower ground floor opens into a central hallway, from which the bedrooms and bath/shower facilities are arranged. The principal bedroom is particularly distinctive, full of character beneath vaulted brick ceilings that create an intimate, cocooning feel, while still offering a generous sense of space. A further bedroom provides flexibility for guests, family, or home working. The bathroom adds a notably luxurious element to the home, featuring a built-in steam room, sauna and heated flooring, creating a spa-like retreat within the apartment. A separate shower room further enhances the practicality of the layout.



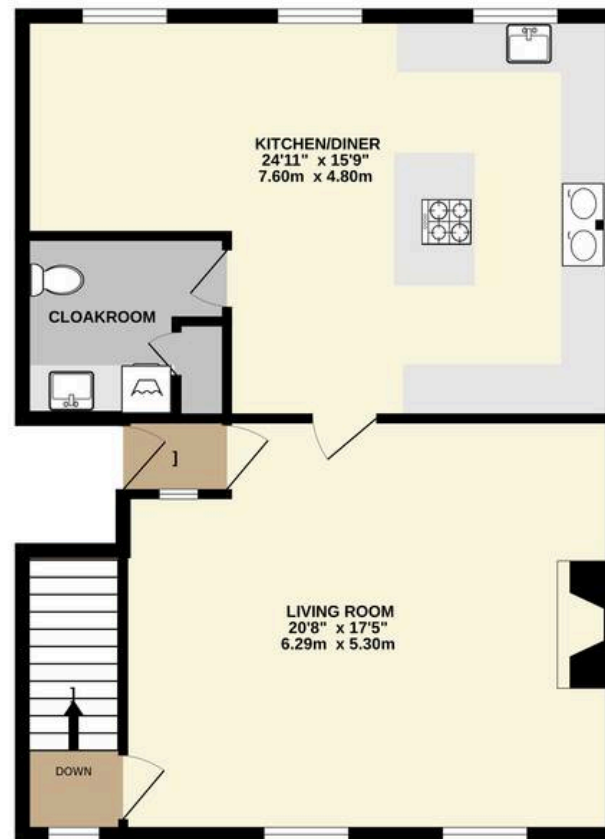
Outside, the setting is every bit as appealing. The grounds shown in the photography are wonderfully open and green, giving the apartment a rare sense of space and calm. Combined with the grandeur of the main house and the individuality of the interior, Flat 3 offers something quite unique: a period apartment with presence, style and substantially more accommodation than one might first expect.

Overall, Flat 3, Wolverley House is an exceptional home, blending elegant architectural detail with contemporary flair.

LOWER GROUND FLOOR



GROUND FLOOR



GARAGE



TOTAL FLOOR AREA : 1453sq.ft. (135.0 sq.m.) approx.

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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