



Wayside, 4 Holyhead Road, Albrighton

A Distinguished 5-Bedroom, 5-Bathroom Country Residence with Panoramic Field Views & Exceptional Multi-Suite Living Across Three Floors. On The Border Of The Favoured Shropshire Village Known As Albrighton!

Wayside, 4 Holyhead Road, Albrighton, Wolverhampton, WV7 3BX

Asking Price: £495,000

Tenure: Freehold

Council Tax: Band D - Shropshire

EPC Rating: E (42) No: 1135-8926-0000-0271-9292

Total Floor Area: 1,741.6sq feet (161.76sq metres) Approx.

Services: We are informed by the Vendors that the electric & waters services are main installed, oil heating & drainage via septic tank. Broadband – Ofcom checker shows Standard is available

Mobile: Ofcom checker shows one of four main providers has likely coverage indoor and all four have good outdoor coverage.

This substantial and versatile home enjoys one of the most impressive countryside outlooks in the area, with uninterrupted views stretching across open fields and rolling Shropshire landscape, all the way to the Clee Hills. Positioned conveniently between Wolverhampton and Shropshire, the property offers the perfect balance of rural tranquillity and everyday practicality, with the nearby villages and towns of Albrighton, Shifnal, Telford & Wolverhampton providing excellent amenities, shops and transport links. Its location close to Junction 3 of the M54 further enhances connectivity, making it ideal for both commuters and those seeking a peaceful retreat.

Set within a total site area of approximately 0.42 acres, the property offers generous and flexible accommodation extending to around 1,741sq feet across three floors. Additional land to the side of the property may offer potential for further residential or commercial development, subject to planning permission, adding to the already considerable appeal of the site. Upon entering, a spacious reception hall provides access to the dining room and lounge, both offering ample living space. The lounge leads to a ground-floor bedroom with its own en-suite, providing excellent flexibility for guests, multi-generational living or business use. From the lounge, a bright family room captures the most stunning views over the surrounding fields, creating a peaceful space to relax and enjoy the scenery. The family room also connects to the generous open-plan kitchen, which in turn links back to the dining room, creating a smooth and practical flow throughout the ground floor. A separate guest WC completes the accommodation on this level. The first floor offers three well-proportioned bedrooms. Two of these benefit from en-suite shower facilities, while the remaining bedroom is served by a spacious family bathroom equipped with a corner bath and separate shower. The second floor hosts a further bedroom with its own en-suite, providing a private and comfortable retreat ideal for guests or extended family. Externally, the property features a large driveway offering ample parking, a garage store, and a detached outbuilding that has been thoughtfully converted into two self-contained studio units. Each studio provides open-plan living space with a fitted kitchenette and private WC/shower facilities, making them well suited for rental income, staff accommodation, home-office use or beauty-based businesses requiring a dedicated workspace with power and water.

Formerly operating successfully as a bed and breakfast, the property's strategic position near Shropshire's tourism routes, combined with its numerous en-suite bedrooms and extensive parking, makes it an excellent candidate for Airbnb or other guest-accommodation ventures. The home offers exceptional versatility, whether kept as a substantial family residence, used for business purposes, or explored for redevelopment potential.

Living in Albrighton offers a brilliant blend of village charm and everyday convenience, making it a highly desirable place to call home. This welcoming Shropshire village enjoys a vibrant high street filled with independent shops, cafés and traditional pubs, while still providing easy access to Wolverhampton, Telford and the wider motorway network for effortless commuting, supported by Albrighton's train station. With its friendly atmosphere and well-connected location, Albrighton delivers a lifestyle that feels both peaceful and practical — ideal for families, professionals and anyone seeking a village setting without sacrificing modern amenities. This is a rare opportunity to acquire a property that combines generous living space, outstanding countryside views, excellent location benefits and significant scope for income generation or future development, all within a picturesque and highly accessible setting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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Entrance Hall: Hardwood stable style front door, radiator, coved ceiling, wall light points, hardwood double glazed window to front and stairs to first floor. Internal access to both the living room and dining room.

Living Room: 20'1" (6.13m) x 14'1" (4.30m)

A feature stone open fireplace, radiator, coved ceiling, wall light points, storage cupboard and open archway to the: **Family Room: 12'8" (3.86m) x 8'8" (2.66m)** Radiator, vaulted ceiling, tiled flooring, built in storage cupboards and full height double glazed picture window to rear with PVC side door.

Bedroom One: 16'2" (4.94m) x 9'9" (2.99m)

Built in floor to ceiling twin double wardrobes, radiator, wall light points, coved ceiling, double glazed picture window to side and matching hardwood double glazed window. **Ensuite: 10'3" (3.15m) x 2'8" (0.82m)** Fitted with a traditional suite comprising shower with wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator, part tiled walls, recessed ceiling spot lights, tiled flooring and hardwood glazed window to rear.

Dining Room: 14'1" (4.30m) x 11'10" (3.37m)

Radiator, alcove with display lighting, wall light points and double glazed window to front.

Breakfast Kitchen: 22'4" (6.81m) x 7'6" (2.30m)

Fitted with a matching suite of laminate base cupboards, drawers & suspended wall cupboards, granite worktops with sunken double drainer sink unit including chrome mixer tap, tiled splashbacks, recess for double width cooker, plumbing for washing machine, matching farmhouse style cabinetry with recessed corner storage units & twin display dressers, recessed ceiling spot lights, tiled flooring, double glazed window to rear.

Guest Cloakroom: Recessed WC, vanity unit, period style radiator with heated towel rail, tiled walls & flooring, recessed ceiling spot lights and hardwood opaque window to rear.

First Floor Landing: Radiator and hardwood double glazed window to front.

Bedroom Two: 13'2" (4.03m) x 12'8" (3.87m)

Radiator, period style fireplace, hardwood double glazed window to rear and open ensuite facilities include corner shower with wall mounted electric shower unit, pedestal wash hand basin and a separate fitted cloakroom.

Bedroom Three: 12ft (3.67m) x 9'11" (3.03m)

Radiator, beamed ceiling and hardwood glazed window to side. **Ensuite: 8'7" (2.64m) x 2'11" (0.89m)** Fitted with a traditional suite comprising shower with wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator and hardwood double glazed window to rear.

Bedroom Four: 14'5" (4.41m) x 7'4" (2.24m)

Radiator, period style fireplace and double glazed window to front.

Family Bathroom: 12'7" (3.84m) x 7'11" (2.42m)

Fitted with an established custom suite including corner bath with shower spray, separate walk in shower enclosure with chrome overhead rainfall shower & handheld spray, pedestal wash hand basin, low level WC, wall light points, period style radiator with chrome heated towel rail and hardwood double glazed window to rear.

Second Floor: From the first floor landing, a concealed staircase leads to the top floor.

Bedroom Five: 13'11" (4.25m) x 13'8" (4.17m) Radiator, vaulted ceiling with recessed ceiling spot lights & skylight, Kitchenette area with fitted base cupboards, drawers, suspended wall cupboards & sink unit, built in wardrobe/ cupboard, separate cupboard housing hot water system, storage into eaves and double glazed window to rear. **Ensuite: 8'10" (2.69m) x 3'4" (1.03m)** Fitted with a traditional suite comprising corner shower with wall mounted electric shower unit, vanity unit, low level WC, radiator, recessed ceiling spot lights, wood stripped flooring and extractor fan.

Exterior: The property enjoys an exceptional garden and outdoor setting, blending well-designed landscaping with sweeping countryside views to create a truly distinguished environment. A series of beautifully arranged terraces wrap around the home, each thoughtfully designed to offer its own character, from the intimate, ivy-clad dining patio to the expansive sun-drenched seating areas that flow seamlessly from the conservatory. Trimmed lawns frame the residence, softened by mature trees, sculpted shrubs and a collection of statement planters that introduce colour and structure throughout the seasons. The gravel driveway and courtyard provide a refined approach to the home, opening into generous outdoor living spaces ideal for entertaining, relaxing or simply enjoying the tranquillity of the surroundings. Beyond the formal garden lies breathtaking views over open fields, delivering uninterrupted rural vistas and a sense of privacy rarely found. **Detached Cabins: Cabin One: x 15'9" (4.85m) x 14'9" (4.55m max) / 9'7" (2.97m min)** Composite double glazed opaque door, radiator, recessed ceiling spot lights, tiled flooring and hardwood double glazed window. **Kitchenette Area** with worktops, sink unit & breakfast bar. **Shower Room:** Corner shower with chrome spray, vanity unit with recessed WC, chrome heated towel rail, tiled walls & flooring, recessed ceiling spot lights and extractor fan. **Cabin Two: 14'4" (4.39m max) x 13ft (3.99m)** Composite double glazed opaque door, radiator, recessed ceiling spot lights, tiled flooring and hardwood double glazed window. **Kitchenette Area** with worktops, sink unit & breakfast bar. **Shower Room:** Corner shower with chrome spray, vanity unit with recessed WC, chrome heated towel rail, tiled walls & flooring, recessed ceiling spot lights and double glazed window to side.



IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





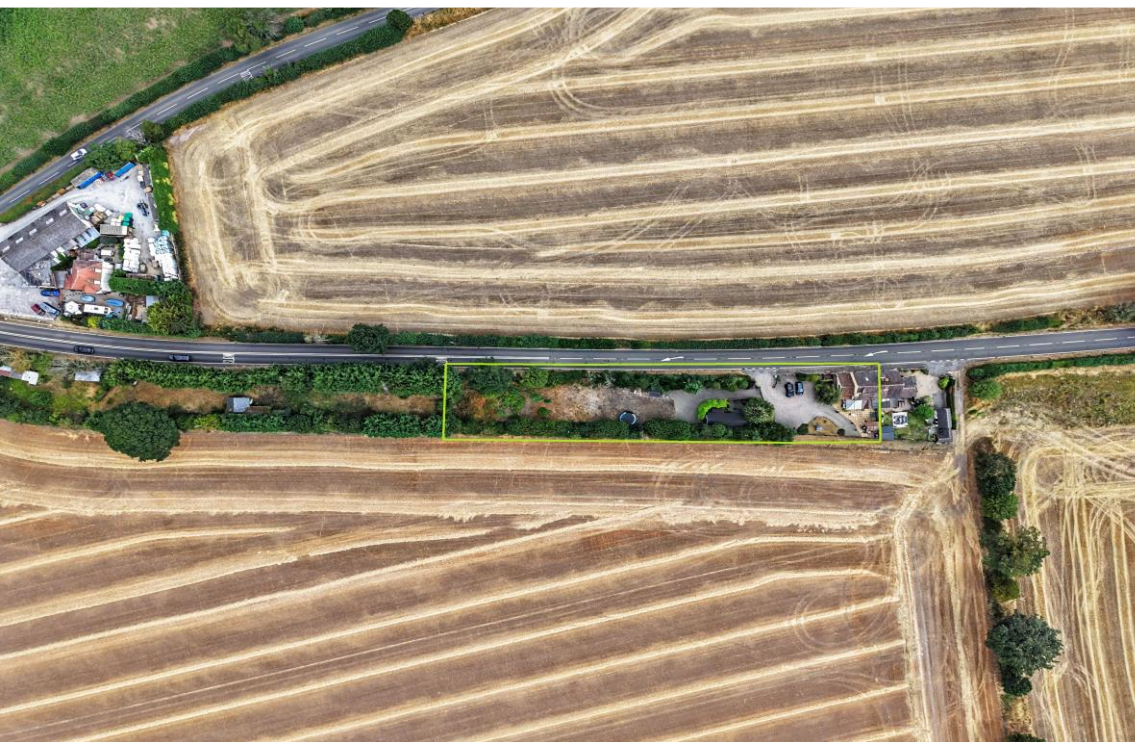












Albrighton Feeds Store



Wayside, 4 Holyhead Road



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

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Ground Floor



First Floor



Second Floor



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Total Floor Area: 1,741.6sq feet (161.76sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate