

Boningale Manor, Boningale, Albrighton. WV7 3AT

"Boningale Manor" is an imposing 6-bedroom Period Country House with a wealth of charm and character. Boningale Manor is a family home with substantial scope for enhancement to provide multi-generational living and/or home working spanning two floors with a cellar beneath. It has a 2-bedroom cottage-style Annexe, substantial gardens, an orchard and land alongside the main driveway which offers potential for garaging. Additional land, up to c5 acres, is available for smallholder or equine buyers by separate negotiation.

Historians have traced the origins of the property to the c1500 (so Tudor) Nutt Hall, a timbered house of considerable significance - as is evidenced by the dressed stone cellar complete with two curing houses and arrangements for a cooling stream. In 1812, the Tudor build was dismantled by Boningale's squire and replaced by a brick building named Bonynghall Park, whilst remaining a hunting park. In 1908 the property resold as Boningale Manor & Farm and was refashioned (enlarged) twice to its current form though it retained fine architectural features including oak wall panelling, oak parquet, original fireplaces, quarry tiling and art deco stained-glass windows.

The house sits in glorious countryside just off the A464 Holyhead Road convenient for Albrighton, Shifnal & Perton, so provides a wealth of important amenities including quality schooling, shopping, restaurants and leisure facilities (such as gyms, fishing & golfing). Telford & Wolverhampton and connections to railway & motorway are equally only few minutes away.

ACCESS The property sits well back from the A464 behind a hedged and walled frontage wrapping around a delightful garden adorned with azaleas. A tarmac driveway extends to the land providing a parking area interspersed with majestic trees opposite the rear of the property where the drive sweeps round to a paved terrace and the timber framed French oak storm porch creates an imposing entrance.

- "Boningle Manor" a Unique Seven Bedroom Period House including a Two Bedroom attached cottage style Annexe (Combined 5,400 sq ft overall) with land alongside the main driveway offering potential to build garaging
- A substantial historic property with its origins dating back to the 16th century spanning two floors with a cellar beneath combining period charm and generous living space with scope for enhancement to provide multi-
- Positioned within Boningle a Shropshire hamlet on the A464 within easy reach of Albrighton village and the historic town of Shifnal providing a wealth of amenities, excellent schools and train stations in both sectors
- The present house dates mostly from 1908 retaining period features including an inglenook fireplace, original oak doors, an art deco fireplace and stained glass windows
- Four Reception Rooms, Farmhouse Style Kitchen, walk-in cold store, downstairs W.C., and a Cellar
- Four En-Suite Bedrooms and Three Bedrooms sharing Two separate Bathrooms
- Oil fired central heating, timber framed windows with a mix of double and secondary glazed windows
- New Bio treatment plant sewerage system has been installed which is shared with the neighbouring properties
- Additional Land of up to Approx 5.2364 acres (3 Separate Fields) is available by separate negotiation (see plan below)
- **NO UPWARD CHAIN**

ACCOMMODATION - Manor and Annex Combined Approx 5,400 square ft overall.

The main entrance with a paved terrace overlooks the lawned azalea garden sitting to the front of the house with access through a timber and glazed porch having tiled flooring to the **RECEPTION HALL** Rooms flow off this spacious and welcoming entrance featuring oak panelled walls, a staircase to the first floor highlighting an art deco newel post, herringbone flooring, a covered radiator, ceiling rose moulding and a door to

DRAWING ROOM A dual aspect room with a front facing timber secondary glazed square bay window featuring art deco stainless glass and a magnificent fireplace inset with a wood burning Clearview stove along with wall and ceiling lighting and two radiators. Opposite is the

STUDY A front facing room with a deep square bay window, an oak boarded floor, ceiling timbers, radiator, wall lighting and a feature fireplace with timber surround, tiling, a multi fuel burning stove set on a tiled hearth and access into

DINING ROOM Enjoying a dual aspect with a lovely outlook over the azalea garden and the inglenook fireplace inset with a multi fuel burning stove creates a wonderful focal point. From here there's access into a snug and a breakfast dining kitchen with a walk-in pantry along with a generous sized utility room.

SNUG Offering the flexibility for use as a small lounge with a view over the daffodil meadow and featuring a beamed ceiling, a radiator and quarry tiled flooring extending into the breakfast dining kitchen. **BREAKFAST DINING KITCHEN** Of good proportions with an aspect over the enclosed courtyard and appointed with two Belfast sinks with a mixer tap, Rangemaster electric cooker with shelving to the sides, an integrated dishwasher, downlighting, a central light and a door to

WALK-IN COLD STORE/PANTRY With lighting, privacy windows and slate topped cold food storage.

UTILITY ROOM A further spacious room for housing those essential household items and featuring a pull down kitchen maid clothes dryer, space and plumbing for a washing machine and dryer, a Belfast sink with mixer tap, ceiling lighting and a door with lighting over opening to the side aspect where the enclosed wall and paved courtyard houses the oil tank. Also within the side aspect brick outbuildings the **Plant Room** houses the oil fired boiler, hot water cylinder and the other accommodates a W.C. and coal house. Returning to

REAR ENTRANCE DOOR ACCESS - Into a hallway with wall lighting and attractive Jerusalem floor tiling extending to a secondary staircase with a window and ceiling lighting over the stairwell, radiator, access to a Store Room having lino flooring and lighting. W.C., With a window, lighting, hand wash basin and W.C. Access to **CELLAR** - Providing an excellent storage facility with lighting and of historical interest two deep inset cupboards are believed to have been used for curing bacon.





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Total area: approx. 506.8 sq. metres (5455.6 sq. feet)

First Floor
Approx. 242.0 sq. metres (2604.7 sq. feet)



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An elegant turning balustraded oak panelled staircase featuring an Art Deco newel post rises to the

FIRST FLOOR LANDING With ceiling lighting over the stairwell. The landing then steps up to a small galleried landing giving access to a most spacious

PRINCIPAL BEDROOM SUITE and a separate **DRESSING ROOM** giving the flexibility for use as a child's bedroom. The principal bedrooms overlooks a fabulous open aspect over the Shropshire countryside through a front facing bay window and having ceiling spotlighting, carpet, radiator and a door to **EN-SUITE SHOWER ROOM** Beautifully appointed with attractive wall tiling, a corner shower enclosure having a thermostatic shower over, dual pedestal hand wash basins, W.C., along with two radiators, a heated towel rail and a pressure pump for the shower is discreetly tucked away beneath a floor standing wooden box.

WALK-IN DRESSING ROOM/BEDROOM A front facing room with an array of wardrobes, radiator and ceiling lighting. Also off the main landing a spacious L shaped landing featuring a loft window, radiator and ceiling lighting gives access to the further bedrooms and bathrooms.

BEDROOM FIVE WITH A SEPARATE BATHROOM AND W.C. Bedroom Enjoying a front facing countryside aspect through a large bay window, an exposed pine boarded floor, radiator, ceiling spotlighting, built in wardrobes and featuring an original cast iron fireplace. Bathroom Having a privacy sash window, radiator, ceiling lighting, lino flooring, vanity unit with underbasin storage, a panelled bath, shower cubicle with electric shower over, radiator and loft hatch. Separate

W.C. BEDROOM FOUR With a double glazed bay window overlooking the open countryside, carpet, two ceiling light points, two radiators, fitted wardrobes and having a door to

EN SUITE BATHROOM Laid with ceramic tiled flooring and having a heated towel rail, spotlighting, extractor fan, part tiled walls, two radiators, a panelled bath with mixer tap and hand held attachment, pedestal hand wash basin and W.C.

BEDROOM THREE Having a timber sash window and enjoying a view over the daffodil meadow, radiator, carpet, ceiling lighting and a door to **EN SUITE BATHROOM** With ceramic tiled flooring, wall tiling, extractor fan, ceiling light, a panelled bath with mixer tap, pedestal hand wash basin and

W.C. REAR STAIRCASE TO GALLERIED LANDING with a radiator, lighting over the stairwell steps up to **BEDROOM TWO** with a separate **BATHROOM** Bedroom - Having a sash window with an elevated view overlooking the daffodil meadow and courtyard beneath along with carpet, radiator and a ceiling light point. Bathroom - Having a sash window overlooking the rear of the property, radiator, ceiling light, hand wash basin, W.C., panelled bath with mixer tap, shower head attachment and a shower rail.

BEDROOM ONE Having a sash window and enjoying an aspect over the daffodil meadow and the courtyard beneath, carpet, ceiling light, radiator and a door to **EN SUITE SHOWER ROOM** With a rear facing window, loft access hatch, spotlighting, a heated towel rail, hand wash basin, shower enclosure with fixed rainhead shower over and a W.C.

SHROPSHIRE COUNCIL TAX BAND: G

EPC RATING - Manor - Rated E - Annex Cottage Rated E

DIRECTIONS: SAT NAV POST CODE WV7 3AT [What3words///circles.assess.vouch](https://www.what3words.com/circles/assess/vouch)

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SELF CONTAINED TWO BEDROOM ANNEXE

A delightful cottage style property adjoining Boningale Manor retaining beamed ceilings blending period charm with modern appointments. The property arranged over two floor welcomes you into an entrance hall running into the Dining Kitchen with an adjoining Lounge and a Conservatory with an outlook over the azalea garden. Across the upper floor a well appointed bathroom serves two bedrooms enjoying elevated views across the open countryside. A tiled canopied porch with a timber glazed door opens to

ENTRANCE HALL With quarry tiled flooring, ceiling light, outdoor clothes hanging space and a further part glazed door to

DINING KITCHEN Having a front aspect timber framed double glazed window and featuring oak ceiling timbers, a range of farmhouse style cupboards with contrasting work surfaces, a one and half bowl composite sink and drainer, ceiling lighting, an electric wall mounted panel heater, space for cooker, fridge, freezer and a washing machine. Double glazed doors also open into

CONSERVATORY Of brick and UPVC construction with tiled flooring, power sockets and French patio doors. **LOUNGE** Having timber framed double glazed windows, exposed ceiling timbers, a brick built fireplace housing a propane gas coal effect fire, three electric wall mounted panel heaters and carpet. A spindled carpeted staircase with handrail rises to the

FIRST FLOOR LANDING Carpeted and featuring ceiling timbers, a ceiling light, timber framed double glazed stairhead window, a cupboard housing the hot water cylinder and a loft access hatch.

MAIN BEDROOM A dual aspect room with timber double glazed windows, ceiling timbers, two wall lights and a ceiling light, carpet, electric wall mounted panel heater, a vast amount of fitted wardrobe space in addition to a mirrored wardrobe and a dressing table unit.

SECOND BEDROOM Having a timber framed double glazed frontal aspect window, an oak ceiling beam, spotlights, carpet, an electric panel heater and a built in double wardrobe.

BATHROOM Having a front aspect window with roller blind, a heated chrome towel rail, extractor fan, exposed timber beam, tiled lino flooring, wall cupboard with a vanity unit beneath and under basin storage, W.C., and a corner shower enclosure with an electric shower over.

OUTSIDE Parking for two cars to the front of the property and a paved side aspect leading to the rear of the property houses the Propane gas tank.



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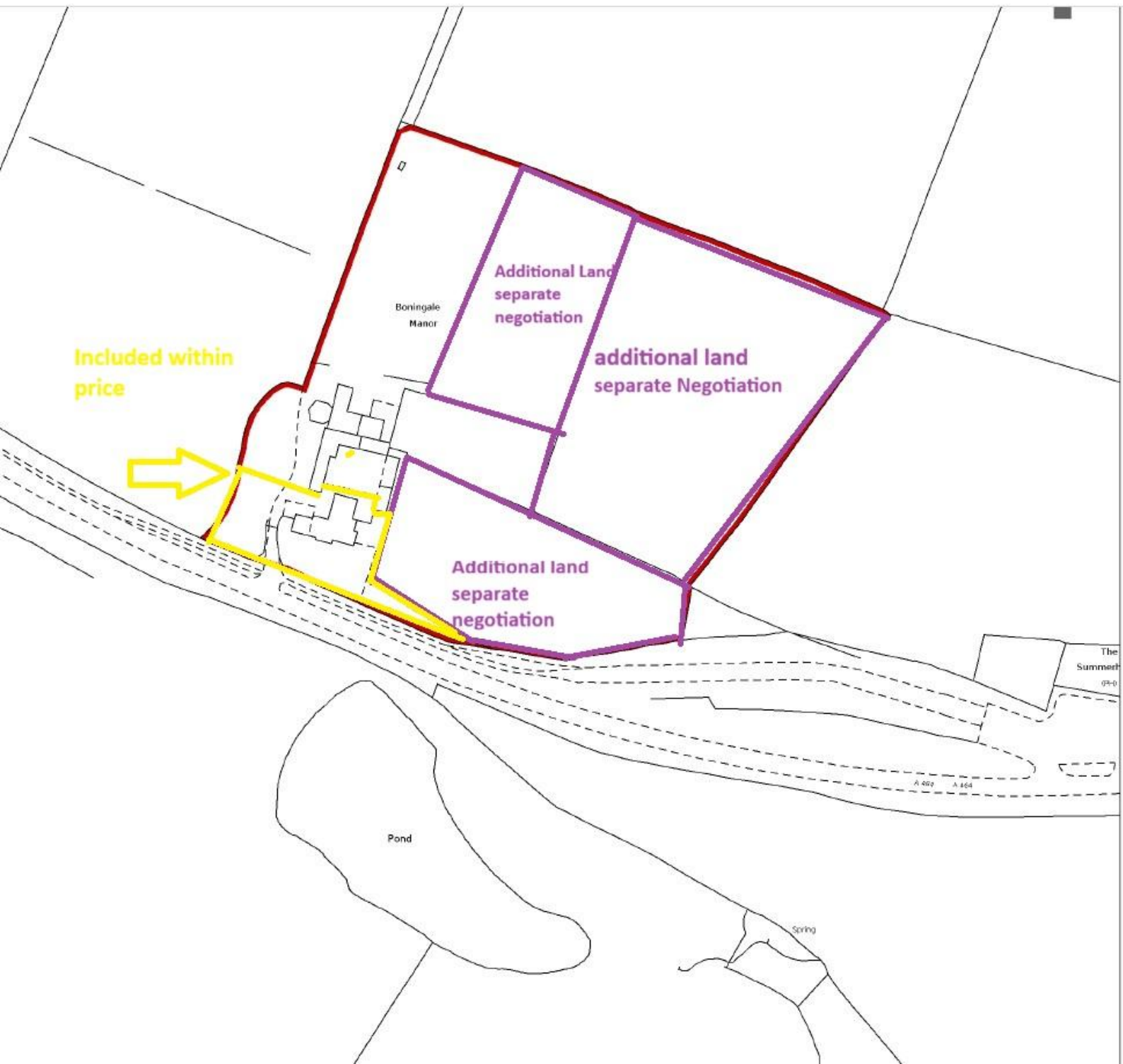
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