

GREAT MOOR HOUSE

GREAT MOOR ROAD | PATTINGHAM | WOLVERHAMPTON



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Wolverhampton 6 Miles | Telford 16 Miles | Shrewsbury 27 miles
Kidderminster 20 Miles | Birmingham 32 miles | London Euston 1 hours 37 minutes
(Distances and time approximate)

A distinguished Grade II listed period residence set within
approximately 23 acres of picturesque grounds, rich in character
and complemented by a remarkable six-bay barn

Ext. to approx. 4,730 sq ft of well-proportioned accommodation
Seven spacious bedrooms, including a principal suite with balcony and countryside views
Retaining a wealth of original features throughout
Flexible accommodation ideal for modern family living or home working
Historic six-bay barn of significant rarity and heritage interest
Gardens, grounds and land, offering privacy and beautiful rural outlooks
Set in a desirable and sought after location

VIDEO TOUR



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LOCATION & SITUATION

Pattingham is a charming village offering a peaceful rural setting with a strong community feel. Surrounded by countryside, the area benefits from a range of local amenities including independent shops, traditional pubs, schools, and everyday conveniences. Known for its picturesque character and welcoming atmosphere, Pattingham is well suited to families and those seeking a quieter lifestyle, while still being close to nearby towns and wider amenities.

Road: Pattingham benefits from convenient road links, with easy access to Wolverhampton, Bridgnorth, and surrounding areas via the nearby A41 and wider regional road network.

Rail: Pattingham is served by nearby rail stations including Codsall and Wolverhampton, providing convenient connections to Birmingham, Shrewsbury, and surrounding destinations.

Air: Pattingham is conveniently located for access to Birmingham Airport, approximately 35 miles away, and East Midlands Airport, around 50 miles away, both offering domestic and international travel options.

Schools: Families in Pattingham are served by St. Chad's Primary School, with nearby secondary education options available in Codsall, Wombourne, and Wolverhampton.

Sporting: Pattingham benefits from a range of local sporting facilities including village playing fields with football pitches, tennis courts, a skate park, and a multi-use games area.



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An exceptional Grade II listed country residence of significant heritage and distinction, set within approximately 23 acres of beautifully established grounds. Offering seven bedrooms, a series of elegant reception rooms and a wealth of original period features, the property is further complemented by a remarkable six-bay barn believed to be one of the last of its kind within the county.

Rich in history and imbued with timeless charm, Great Moor House presents a rare opportunity to acquire a truly unique home. The property balances architectural character with versatile and well-proportioned accommodation, ideally suited to both refined family living and entertaining, all within a spectacular and idyllic rural setting.





THE ACCOMMODATION

A truly rare opportunity to acquire an exceptional Grade II listed period residence, rich in history, character, and architectural charm, set within approximately 23 acres of beautiful grounds and complemented by a remarkable six-bay barn, believed to be the only surviving example of its kind in the county.

Steeped in heritage and filled with original features, the home blends historic grandeur with comfortable family living. The welcoming hallway, with quarry tiled flooring and access to the cellar via a C16 door, sets the tone for the craftsmanship throughout. The ground floor offers generous and versatile accommodation, including a

kitchen/breakfast room with adjoining butler's pantry, separate main pantry, and a practical laundry room. A range of elegant reception rooms provide excellent spaces for both entertaining and relaxation, including a dining room with an inglenook fireplace, a dual-aspect drawing room with garden views and open fire, a cosy snug, and a conservatory.

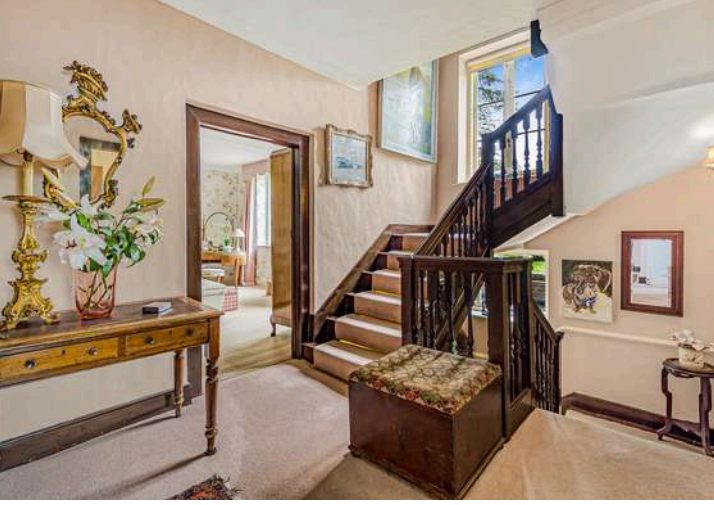
Upstairs, seven generously sized bedrooms provide flexible accommodation. The principal bedroom features an open fireplace and private balcony with views over the gardens and grounds.

Bedrooms two and three share a Jack and Jill en-suite, while others are ideal for guests, family, or home working, with one currently used as an office. A walk-in wardrobe adds further practicality.

Original sash windows, fitted shutters, secondary glazing, and multiple fireplaces throughout enhance the property's period charm, creating an elegant and welcoming home.







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GARDENS & GROUNDS

Externally, the setting is nothing short of spectacular. The grounds extend to approximately 23 acres, offering rolling lawns, open space and endless potential for equestrian use, lifestyle buyers or those simply seeking privacy and tranquility.

The remarkable six-bay barn is a true centrepiece - a historic structure of significant importance and believed to be the last remaining example of its kind in the county.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains electric and water, with oil-fired central heating and private septic tank.

LOCAL AUTHORITY

South Staffordshire Council, Wolverhampton Road, Codsall, WV8 1PX
Tel: 01902 696000

COUNCIL TAX

Council Tax Band – G

EPC

Rating – EXEMPT

DIRECTIONS

What3Words ///hint.tennis.straw

From Telford, head east via the A5 towards the M54. Join the M54 towards Wolverhampton and continue to the A41 exit. Follow the A41 towards Wolverhampton, then take local roads towards Great Moor House. The journey typically takes around 25–35 minutes, depending on traffic.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





Telford Office
32 Market St | Telford
Shropshire | TF1 1DT

Matt Gilbert
01952 971800
telford@hallsgb.com