



The Wollery Estate Blymhill Lawn, Shifnal, Shropshire, TF11 8LU



A beautifully situated freehold country estate comprising three independent residences, making the estate ideal for multi generational living in a charming Shropshire setting with total grounds of approximately 1.5 acres in total.

**BERRIMAN**  
**EATON**

## LOCATION

The Wollery Estate lies on the Shropshire and South Staffordshire borders in a fine, semi rural situation with superb views over adjoining open countryside.

The wide ranging local amenities of Shifnal, Newport and Albrighton are all within easy reach as are the further, more extensive amenities provided by the former new town of Telford, Stafford and the City of Wolverhampton.

Communications are first class with the A5 and A41 corridors providing excellent road links with rail services being available at Cosford, Albrighton and Stafford. The M54 is easily accessible at Tong (J3) and, furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

The Wollery Estate is a unique opportunity with three, beautifully appointed, independent residences which each have their own independent character. The Wollery House, the principal residence is an exceptionally attractive, period family home with extensive four bedroom accommodation and there is the adjoining Wollery Lodge and The Stables, a detached, single storey property providing outstanding contemporary accommodation.

The estate is ideal for multi generational living or could equally be utilised for tourism and Air BnB provision and the entire estate stands within landscaped grounds of approximately 1.5 acres in total with extensive, sweeping lawns and an open outlook over adjoining fields and farmland.



## THE WOLLERY HOUSE

This is an exceptionally attractive, three storey period family home with elevations of architectural interest with stone casements, leaded windows and superb brickwork. In brief the property provides fine living areas and is approached through a tile hung, gabled PORCH which opens into the oak floored HALLWAY with exposed brick and timberwork and a GUEST CLOAKROOM. The LOUNGE has a wide, exposed brick inglenook fireplace with a cast iron solid fuel burning stove and double doors opening into a double glazed CONSERVATORY which has a lovely aspect over the gardens. There is a FAMILY ROOM with an exposed brick chimney piece and ceiling beam and a door into a STUDY which could be an ideal place for those wishing to work from home. There is a large BREAKFAST KITCHEN with cream faced units, granite surfaces and a double oven Aga, integrated fridge and dishwasher, a walk in larder and a store with double doors opening into a FAMILY ROOM with a light through aspect and wiring for a wall mounted TV. A door from the breakfast kitchen opens into a SECOND / SPICE KITCHEN with cream faced units, a four ring gas hob and electric oven, plumbing for a washing machine and space for a tumble dryer.

A staircase rises to the first floor landing with exposed timbering. There are THREE DOUBLE BEDROOMS and a well appointed HOUSE BATHROOM with the upper floor having a LANDING / DRESSING ROOM with a wide bank of fitted wardrobes, a DOUBLE BEDROOM, a SECOND DRESSING ROOM with cupboards and chests of drawers and a well appointed BATHROOM.

Externally The Wollery House has wrought iron, remote controlled, gated access off Wollery Lane and beautifully landscaped grounds, terraces, well stocked beds and borders and a DETACHED GARAGE BLOCK with a three bay garage with light and power and stairs rising to a SNOOKER / LEISURE ROOM ABOVE which could be used for a variety of different purposes.

We are informed by the Vendors that mains water and electricity are connected, there is a private septic tank and the heating is oil fired with an LPG supply for the downstairs kitchen.

COUNCIL TAX BAND G – South Staffordshire



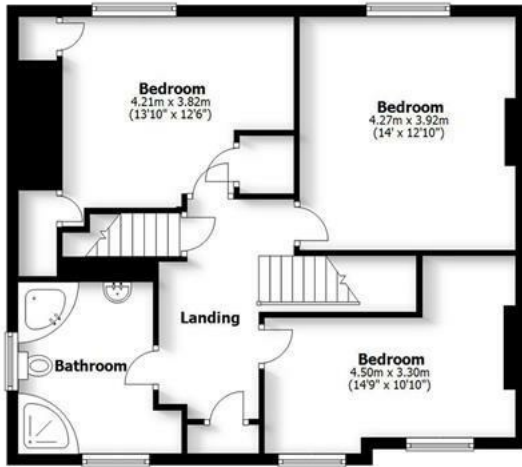
# THE WOLLERY HOUSE



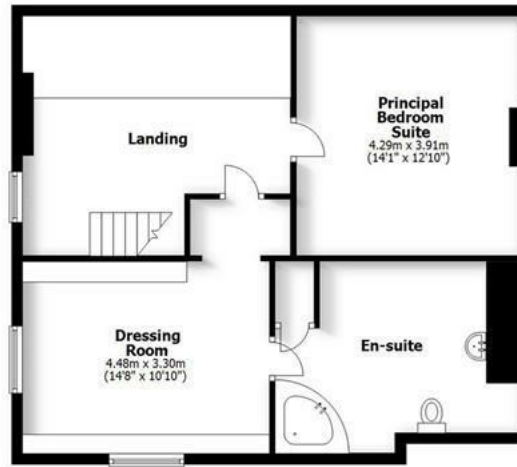
**THE WOLLERY HOUSE**  
**THE WOLLERY ESTATE, BLYMHILL LAWN**

HOUSE: 307.7sq.m. 3247sq.ft.  
 GARAGE BLOCK: 97.3sq.m. 1048sq.ft.  
**TOTAL: 405sq.m. 4295sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



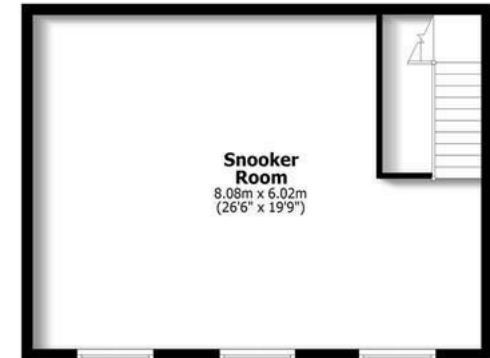
First Floor



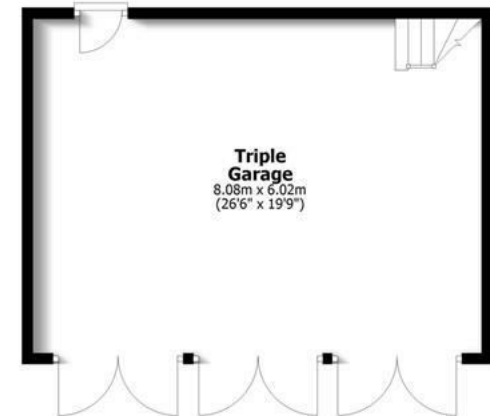
Second Floor



Ground Floor



First Floor



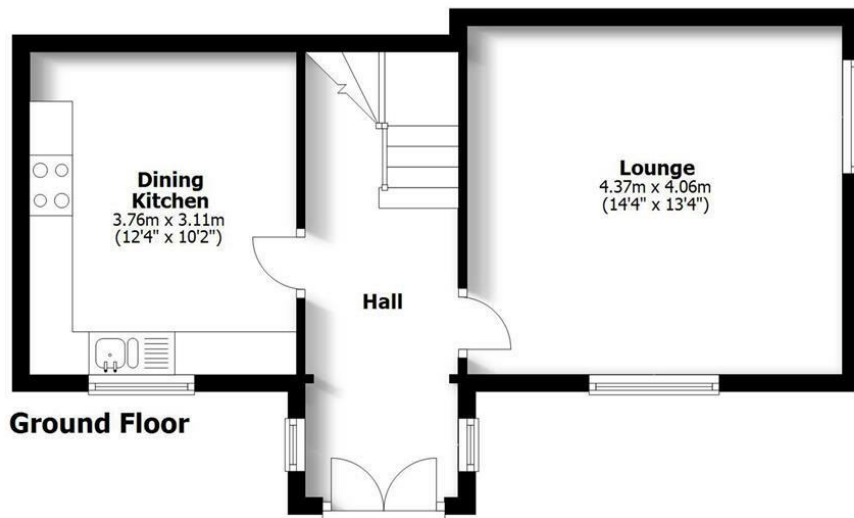
Ground Floor

# THE WOLLERY LODGE



**THE WOLLERY LODGE**  
**THE WOLLERY ESTATE, BLYMHILL LAWN**

**TOTAL: 93.5sq.m. 1007sq.ft.**  
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**THE WOLLERY LODGE**

This independent property adjoins The Wollery House, but has its own independent wrought iron remote control gated drive leading off Watling Street (A5) with an extensive gravelled courtyard and separate lawn. The accommodation is well proportioned with an oak floored HALL having a door to the LOUNGE with a Minster stone style fireplace and a well appointed BREAKFAST KITCHEN with oak faced units, an electric oven, plumbing for a dishwasher and an oil fired central heating boiler.

The first floor has a large PRINCIPAL BEDROOM with a light through aspect, a SECOND DOUBLE BEDROOM and a well appointed BATHROOM with a white suite including a panelled bath and separate tiled shower.

We are informed by the Vendors that mains water and electricity are connected, there is a private septic tank and the heating is oil fired

COUNCIL TAX BAND C – South Staffordshire

# THE STABLES



## THE STABLES

This is a detached, single storey barn conversion style residence with beautifully appointed, contemporary accommodation. Access to the property is via remote control electrically operated gates which open off Wollery Lane with a second set of remote control wrought iron electric gates opening onto its own private gravelled DRIVE which provides ample off street parking. There are extensive lawns and a large paved terrace to the rear.

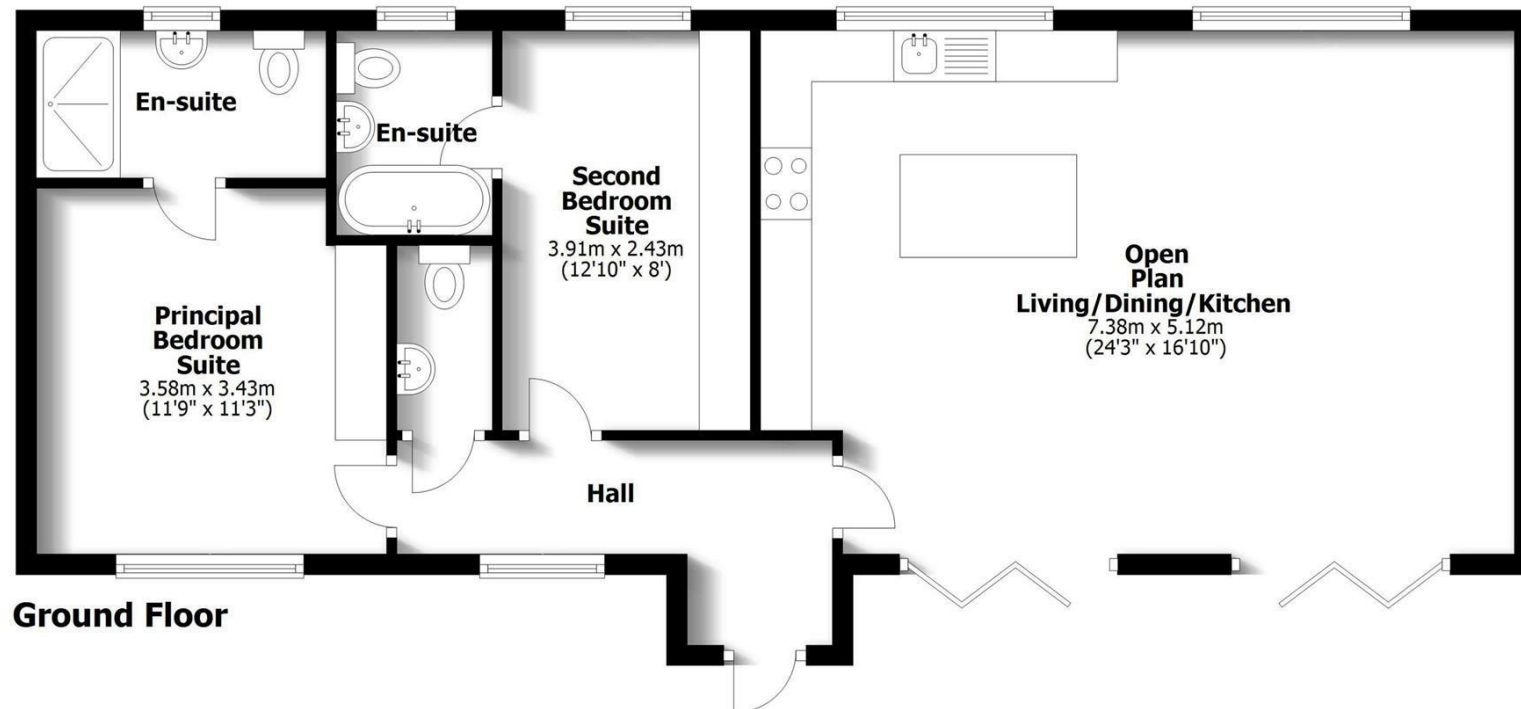
A front door opens into an oak floored hall with GUEST CLOAKROOM with a contemporary white suite. There is a stylish LIVING KITCHEN with an exceptional, vaulted ceiling with dormer lights, a light through aspect and two sets of bifold doors to the gardens. The living area has an inset, cassette log burner with the kitchen area having a full range of gloss fronted, white wall and base mounted surfaces and quartz floor tiling, an induction hob with filtration unit above, an integrated electric oven, microwave, dishwasher and washing machine together with a drinks fridge in the coordinating centre island. The PRINCIPAL SUITE has a double bedroom with a full range of fitted wardrobes and bedside chests with shelves above, a lovely view over the gardens and an EN-SUITE SHOWER ROOM with a contemporary white suite. The SECOND BEDROOM SUITE has a double bedroom which is currently used as a dressing room with a concealed, drop down bed behind wardrobe doors, knee hole dressing table with chests of drawers to either side and an EN-SUITE BATHROOM with a luxuriously appointed, contemporary suite with a free standing slipper bath with shower attachment.

We are informed by the Vendors that mains water and electricity are connected, there is a private septic tank and LPG central heating.

COUNCIL TAX BAND C – South Staffordshire

### **THE STABLES** **THE WOLLERY ESTATE, BLYMHILL LAWN**

**TOTAL: 75.4sq.m. 812sq.ft.**  
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# THE STABLES

