

# COTON HALL

BRIDGNORTH • SHROPSHIRE









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SHROPSHIRE • WV15 6ES

*Bridgnorth: 6 miles, Kidderminster: 8 miles, Wolverhampton: 13 miles, Birmingham: 22 miles.  
(All mileages are approximate).*

A QUINTESSENTIAL ENGLISH GRADE II LISTED COUNTRY HOUSE, SET  
IN LOVELY GARDENS AND GROUNDS OVERLOOKING PARKLAND.

Reception Hall, 3 Reception Rooms, Study, Ballroom/Games Room, Guest Cloakroom,  
Family Kitchen, Breakfast Room, Laundry, Cellarage.

8 Bedrooms, 3 Bathrooms, 2 Separate Shower Rooms.

Two self contained apartments.

In all about 6.3 acres (2.552 ha)



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Your attention is drawn to the Important  
Notice on the last page of the text.





## SITUATION

Coton Hall stands in an elevated position. It is surrounded by well-established formal gardens, with terraces abutting the house to the east and south. There are splendid views over open parkland, woods and a lake, and beyond, over rolling Shropshire countryside. Access to all major towns and cities can be gained via the A442, M54, M6 and M5 motorway networks. There are rail links at Kidderminster, Wolverhampton and Telford. Excellent shopping facilities are provided in Bridgnorth, Kidderminster, Wolverhampton and Worcester.

## HISTORY

Situated on the south side of the house and dating back to Saxon times, are the picturesque ruins of Coton Chapel.

Coton Hall is the ancestral home of the Lee family, who lived on this site for several hundred years. In 1636, Richard Lee emigrated to Virginia, where he prospered in tobacco. Richard Henry Lee was one of the signatories of the American Declaration of Independence. The best known member of this illustrious family was General Robert E Lee, one of the most famous and respected Americans of the nineteenth century. Harry Lee, the last member of the family to live at Coton Hall, died in 1821.











## DESCRIPTION

Coton Hall is a fine example of an early 19th Century building of considerable internal and external elegance with far-reaching views; possibly some of the prettiest in England.

Constructed in mellowed sawn grey stone with a slate roof, the property offers excellent family accommodation. Particularly notable are the well-proportioned reception rooms, with their high ceilings and decorative architectural detail. An additional wing with Italianate turret was added in the Victorian era. This blends admirably with the Georgian part of the house.

The property enjoys wonderful views from every room. Elegant sash windows provide excellent natural light to the majority of rooms. There are many good examples of plasterwork and fireplaces, panelled doors and corniced and decorated ceilings.

The floors of the halls, reception rooms, the main staircase and landing are of polished oak. Most rooms throughout the property have internal shutters.

The house is situated in just over 6.3 acres. The tranquil surroundings feature the romantic ruins of Coton Chapel, mature formal gardens, with beautiful specimen trees, walled garden and outdoor swimming pool. There are also outbuildings, garage and open bay garaging.







#### RECEPTION HALL

Approached through a classic porch with double columns either side, there are double half-glazed entrance doors. Double Ionic columns with matching pilasters.

Marble fireplace and interesting cornice work. Drawing Room, Library, Dining Room and Rear Hall all open off the Reception Hall.

#### DRAWING ROOM

Enjoying excellent natural light. The focal point of the room is a fabulous intricate plasterwork and delicately-carved marble fireplace with open fire. Elaborate dado rail. Fine door surrounds. Extensive views via five large south and west-facing sash windows. Double doors lead into the Library.

#### LIBRARY

Corniced ceiling, two floor-length sash windows, (one of which gives access via stone steps to the terrace) part oak-panelled walls below dado rail, and extensive oak book cases along the whole of one wall with cupboards beneath. Marble fireplace with slate hearth. Double doors to Reception Hall and Drawing Room.

#### DINING ROOM

Ornate cornice and ceiling rose, dado rail, three large sash windows, fine door surrounds, fireplace with brick back on stone hearth, doors to Study and Inner Hall as well as Reception Hall.

#### REAR HALL

An important feature of the house is the particularly fine dogleg oak staircase with half- and gallery landings. It has carved panels along the stringing and ornately turned balustrades. A door leads to the:

#### GUEST CLOAKROOM

With a door to east terrace and usual fittings.

#### PASSAGE/INNER HALL

Having flagstone floor, doors to Kitchen, Breakfast Room, Dining Room, Study Cellars and Rear Entrance Hall, and giving access to rear staircase.

#### BREAKFAST ROOM

With door to east terrace and croquet or tennis lawn below. There are two built-in double cupboards, a glass-fronted display cupboard with further cupboards beneath, stone fireplace with slate hearth. A door leads to:

#### KITCHEN

Having a range of base and wall cabinets, laminate tiled floor, stainless steel sink unit and sunken spotlights.

#### STUDY

Situated in the Victorian wing, this beautifully light room has a corniced ceiling and attractive arches, half-bay windows and fully glazed door to garden. There is a corner fireplace and a door to the dining room. Further door leads to:

#### BALLROOM/GAMES ROOM

Splendid room with huge mullioned south- and west-facing windows, elaborate cornice and ceiling rose, dado rail and fine marble fireplace. A door leads to:

#### BATHROOM

Having a panelled bath, low flush WC, wash-hand basin, heated towel rail, central heating radiator and part ceramic tiling.

A door at the end of the Passage/Inner Hall leads to the Rear Entrance Hall, with flagstone floor and built-in cupboards, and door leading to

#### LAUNDRY ROOM

With stone slab flooring, fireplace, built-in cupboard, sink and drainer unit.

Further double part-glazed doors under glazed archway lead to the outer flagstoned hallway, from whence there is access to both self-contained houses, together with part-glazed double doors leading to the rear courtyard and outbuildings.

#### CELLARAGE

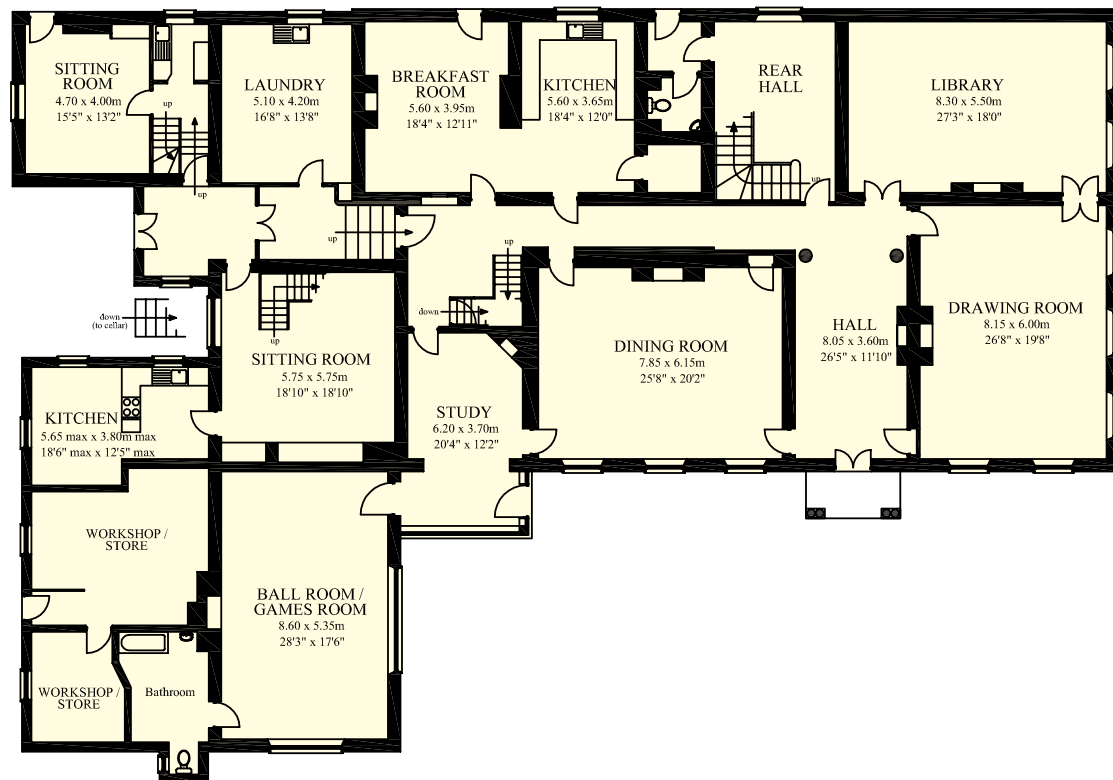
Very large cellars provide extensive storage space, including wine cellar and deep wine cellar.



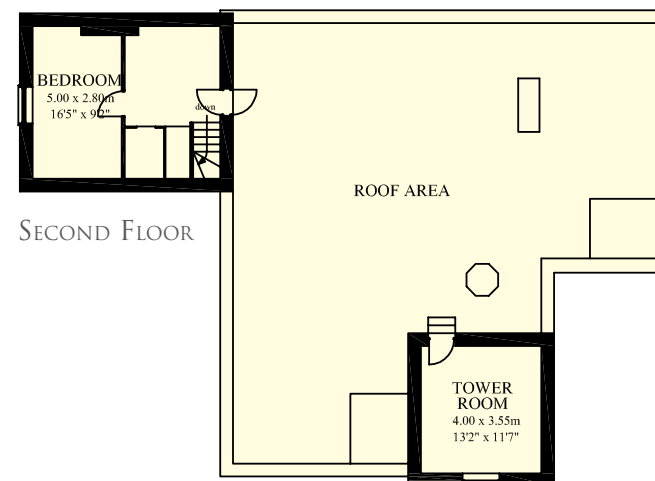
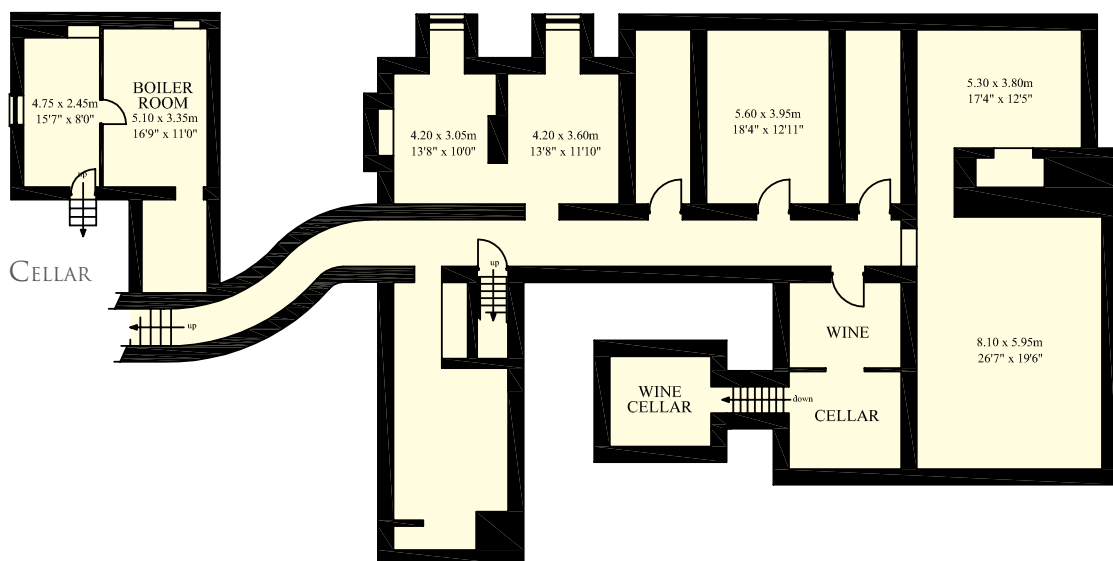




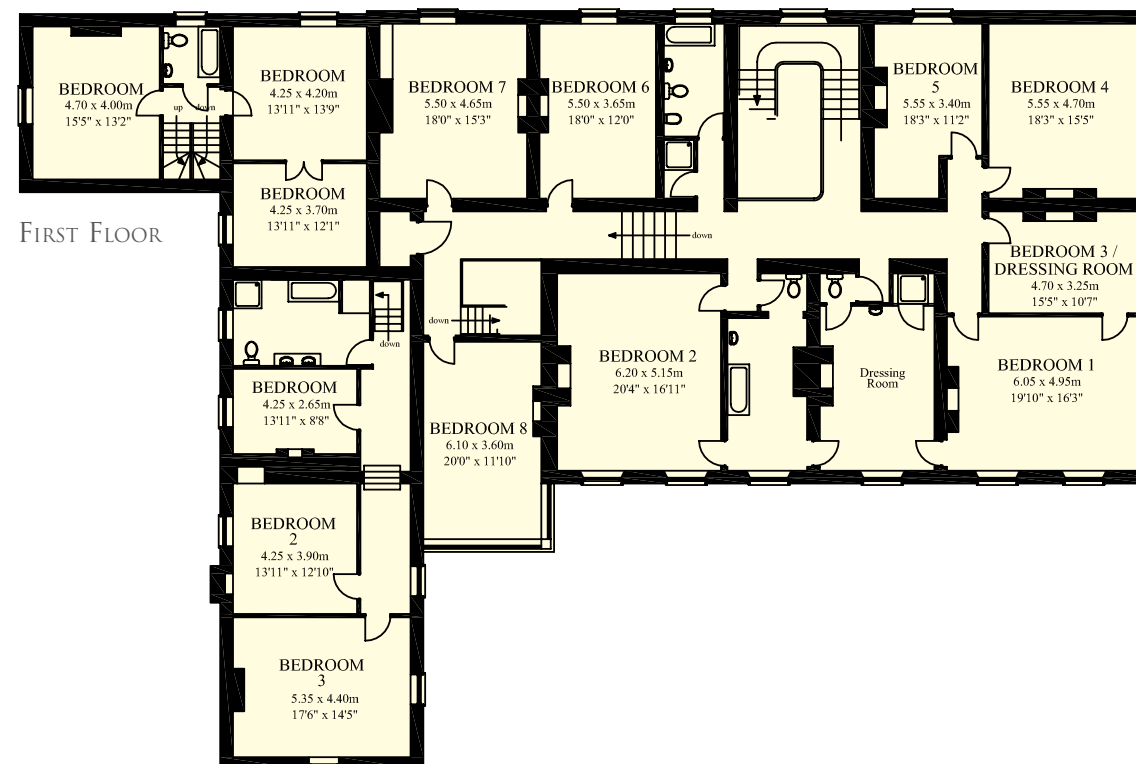




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





## FIRST FLOOR ACCOMMODATION

### GALLERY LANDING

With imposing pedimented arches, corniced ceiling and other architectural features, gives access through panelled oak doors to all the main bedrooms, two of the bathrooms and the dressing rooms.

### BEDROOM 1

Four windows allow extensive views. Corniced ceiling, marble fireplace. Doors to Bedroom 3/Dressing Room and to:

### DRESSING ROOM

An attractive and interesting room having a wash-hand basin. Corniced ceiling. Doors to double shower room and to WC. Marble fireplace with grate. Door to:

### BATHROOM

Panelled bath with shower attachment, WC, wash-hand basin set in marble, part ceramic tiling. Corniced ceiling. Door to:

### BEDROOM 2

Having a good marble fireplace with grate.

### BEDROOM 3/DRESSING ROOM

Access from Landing and Bedroom 1. There is a polished stone fireplace with iron grate, and corniced ceiling.

### BEDROOM 4

Having built-in wardrobe, drawers and cupboard. Corniced ceiling, polished stone fireplace.

### BEDROOM 5

Having a corniced ceiling, picture rail, stone fireplace with grate.

### SHOWER ROOM

Mostly ceramic tiled with sunken spotlights.

### HOUSE BATHROOM

Having full ceramic tiling to walls. There is a panelled bath, wash-hand basin, low flush WC, bidet, heated towel rail. Stairs descend to lower landing with airing cupboard, a row of servants' bells, lit by cupola above rear staircase. The lower landing gives access to the remaining bedrooms:

### BEDROOM 6

Coved ceiling, fireplace with iron grate. Door providing access to hot water tank.

### BEDROOM 7

Stone fireplace, built-in bookcase and wardrobe.

### BEDROOM 8

Half bay window. Marble fireplace and partial panelling to walls, coved ceiling.









The North Wing is currently divided into two self-contained houses, each having independent access through rear service yard and rear entrance. Externally, the North Wing is approached by its own separate arm off the main drive. Within, it includes:

## THE BISHOP'S FLAT

This could easily be incorporated into the Main House as it was formerly joined on the ground and first floors and includes:

### SITTING ROOM

Having large inglenook fireplace and door to:

### KITCHEN/BREAKFAST ROOM

Having fitted wall and base units, stainless steel sink and drainer, Stairs ascend to the Landing with a window and doors to:

### BATHROOM

Having a panelled bath, corner shower cubicle, low flush WC and twin wash-hand basins set in vanity unit, airing cupboard.

### BEDROOM 1

Stone fireplace.

### BEDROOM 2

Stone fireplace, cornice, built-in cupboard.

### BEDROOM 3

Ceiling rose and cornice, stone fireplace.



## THE LITTLE HOUSE

Ground floor accommodation comprises:

### ENTRANCE

With cupboard under stairs, which ascend to a quarter landing with Reception Room and Kitchenette more particularly as follows:

### RECEPTION ROOM

With a door to garden, fireplace.

### KITCHENETTE

Having stainless steel sink, fitted base and wall cabinets.

First Floor accommodation comprises:

### BEDROOM 1

With fireplace and window.

### BEDROOM 2

Having double doors to:

### BEDROOM 3

### BATHROOM

With bath and WC.

Stairs ascend to a second floor, with a large landing with access to flat roof area and tower room and Bedroom 4









## OUTSIDE

To the North side of Coton Hall is a service yard and large covered log store.

There is a building which houses the oil tank on one side and the loggia plus the outside lavatory on the other.

### GARAGE/STORES

With concrete floor. Tool Store, Game Room and Potting Shed.

There is a 3-car open bay garage and covered lean-to store housing dustbin.

## GROUNDS

The property is approached over a gravel driveway, and enjoys a parkland setting with fine old specimen trees. Immediately in front of the house is a circular drive around the ruins of Coton Chapel, which forms a particularly attractive feature to the property.

Formal gardens have extensive lawns with a variety of flowerbeds and enjoy privacy and lovely views. There is a large walled garden with a greenhouse and also a heated swimming pool (34' x 17') with slab surround. At the northern end of the swimming pool there is a single storey chalet with a water and electricity supply. In all the property enjoys approximately 6.3 acres.











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Photographs taken: June 2016.

Brochure prepared: June 2016.