



# THE WEST WING



BURNHILL GREEN • SOUTH STAFFORDSHIRE • WV6 7HY









# THE WEST WING



PATSHULL PARK ■ BURNHILL GREEN  
SOUTH STAFFORDSHIRE ■ WV6 7HY

*Wolverhampton - 8.8 miles ■ Telford - 10.8 miles  
(Distances are approximate).*

AN IMPECCABLY PRESENTED COUNTRY RESIDENCE EXUDING  
HISTORICAL CHARACTER AND IMMENSE CHARM.

Vaulted Drawing Room ■ Open Plan Breakfast Kitchen & Family Room  
Two Cloakrooms.

Three First Floor Bedrooms (one ensuite) and Family Shower Room  
Master Bedroom with Dressing Room, Ensuite and Roof Terrace.

Gymnasium / Bedroom 5 with Wet Room & Sauna  
Sitting Room with Dining Area.

Garden Kitchen ■ Lower Ground Store Rooms ■ Laundry Area.

Extensive Formal Landscaped Grounds ■ Double Width Garage.



Savills West Midlands  
Hall Court  
Telford, Shropshire  
TF3 4NF  
Tel: +44 (0) 1952 239 500  
Contact: Tony Morris-Eyton  
amorris-eyton@savills.com

[www.savills.co.uk](http://www.savills.co.uk)

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



## LOCATION

The West Wing at Patshull Park is located on the Shropshire/Staffordshire borders, surrounded by idyllic unspoilt countryside. Centred at the heart of what was one of the great English estates, the house and garden enjoy the finest of views over the Capability Brown parkland. Some of this parkland has been developed to create the Patshull Park Golf and Country Club which is a scenic backcloth of manicured greens and a plethora of lakes.

The West Wing is situated close to the hamlet of Burnhill Green which has a strong sense of community based around The Dartmouth Arms public house. Close by is the active and popular village of Pattingham (4 miles) which

provides an array of village shops. To the East is the village of Tettenhall (7 miles). Both the country's second and third cities are within easy reach, with Birmingham being 25 miles and Manchester 80 miles.

Whilst sitting in the centre of the English heartland, The West Wing enjoys excellent transport links with the nearby M6 and M6 Toll giving access to the national motorway network. A local train from Albrighton (3 miles) connects directly to both Wolverhampton and Birmingham which both have regular trains to London and Manchester. Birmingham Airport is less than 40 miles away and generally accessible within an hour.



## HISTORY

The West Wing, originally part of Patshull Hall, is rich in heritage and Grade I listed. The house was built circa 1750 by James Gibbs, one of Britain's most influential architects of the Georgian era. Commissioned by Sir John Astley the house replaced the original moated 13th century manor house set in a medieval deer park formerly belonging to Robert de Stafford.

While the house was virtually new it was sold for a said sum of 100,000 guineas to Sir George Pigot, Lord Mayor of Bridgnorth,

later Governor of Madras and owner of the famous Pigot diamond. He engaged Lancelot (Capability) Brown to landscape the park, described by one commentator as "The moft accomplish'd and delicious". Later to be owned by the Earls of Dartmouth for over a hundred years, the surrounding Estate was gifted to the Crown in 1958 in lieu of death duties. Today the West Wing still has great presence and has undergone an extensive programme of restoration by the current owners.





# DESCRIPTION

The West Wing is an exceptionally gracious house which has been sympathetically renovated by the current owners to an extremely high standard. With a remarkable attention to detail, they have retained original period features to produce immaculate accommodation which is also practical for today's modern family living. The impressive monolithic proportions throughout the house give a feeling of light and space and the views from the breakfast kitchen/family room over the rear gardens and countryside beyond are breathtaking.

The house is approached down a sweeping drive through the surrounding parkland under the arch and into the courtyard. The West Wing is found to the right hand side and benefits from two parking spaces immediately in front of the house. (A generous parking area and double garage is available to the rear.)

Finished to a high specification, the accommodation is set over four floors and benefits from a natural flow throughout. The quality and attention to detail is evident as soon as you arrive at the property and original features include cast iron radiators, working shutters, fine plasterwork, oak and parquet flooring together with exposed timbers and cast iron fireplaces.

The elegant, double aspect, drawing room has a vaulted ceiling with ornate plaster friezes and a grand open fireplace in Portland Stone with marble columns. The history of the West Wing is apparent as the Earl of Dartmouth's coat of arms is embossed on the metal canopy above the fire. Two double doors open onto two Juliet balconies from which you can enjoy the beautiful gardens and parkland to the rear of the house.







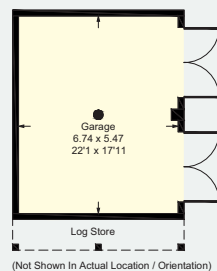
The kitchen, dining area and family room benefits from a vaulted glass atrium which allows light to flood into the fabulous entertaining space which is very practical and popular with modern day living. Once again the attention to detail and symmetry is demonstrated with the windows framing amazing views over the garden which demand your attention. The area is split into distinctive zones, firstly the kitchen area: great thought has gone into making this a very functional efficient space which works well. Two bespoke Caesarstone islands provide extensive workspace and incorporate an inset sink, a four plate Siemens hob and two Siemens automatic dishwashers, together with extensive storage. A bank of units which include four Siemens ovens, two Miele refrigerators and two Miele freezers complete the kitchen. The dining area benefits from the wonderful views through the windows over the amazing gardens. Finally, an ornate carved open fireplace with marble slips and hearth provides an ideal informal space to relax. A set of doors lead outside down stone steps into the gardens perfect for outdoor entertaining.

On the lower ground floor, there is a further sitting room which benefits from under floor heating and features a decorative corner fireplace with a slate hearth. The original silver safe for the Hall is found just off and has been painstakingly restored to provide a storage area. For convenience, a kitchen is found to the side of the sitting room and includes a four plate hob, built in refrigerator and dishwasher. Doors lead outside into a rear portico providing access to the garden. The sitting room leads into an area which is currently used as a gymnasium and has a sauna and shower room just off. This could potentially be a bedroom and therefore provide a self contained space for multi-generational living. An inner hall on this level has useful storage areas, a plant room and an integrated laundry area with a range of units.

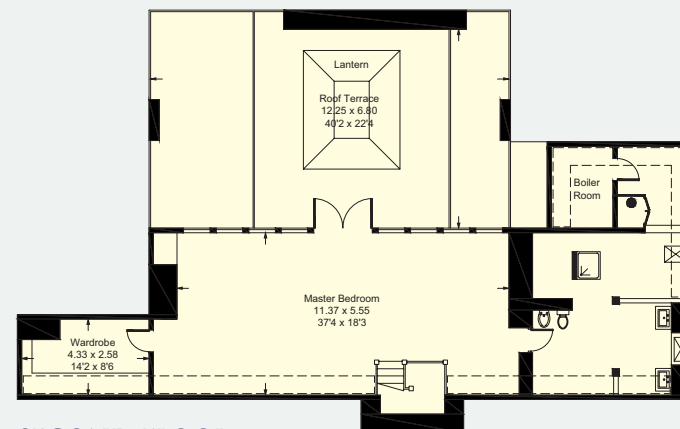




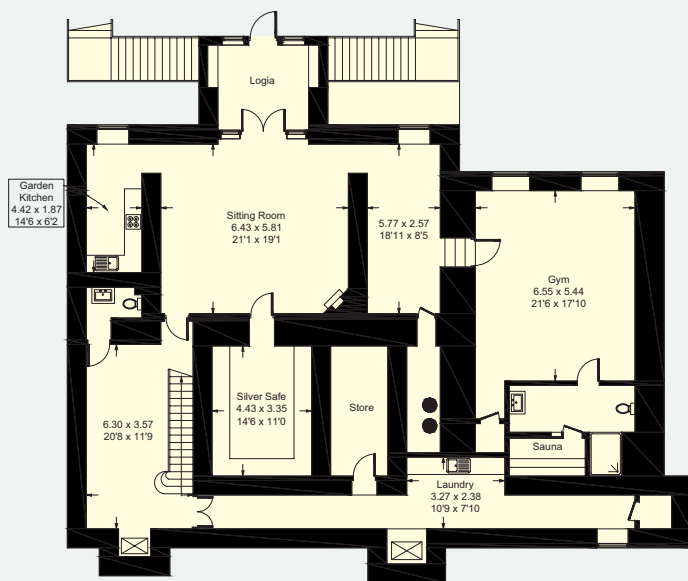




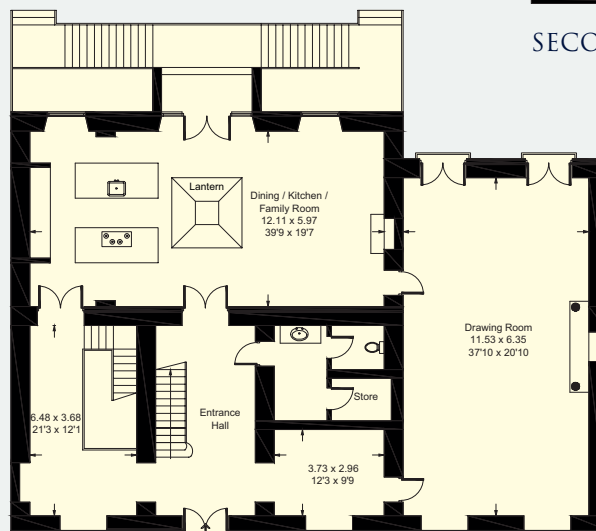
[Dashed line symbol] = Reduced headroom below 1.5m / 5'0



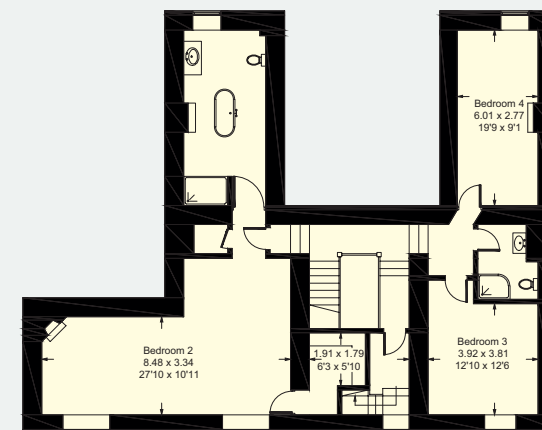
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

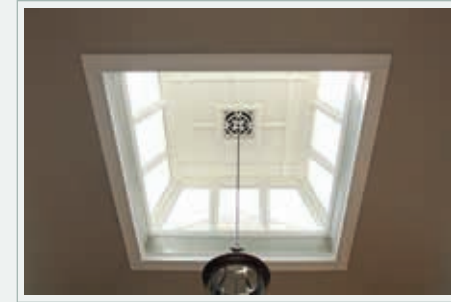
### Approximate Gross Internal Floor Area:

House - 758.9 sq m / 8,169 sq ft

Garage - 36.8 sq m / 396 sq ft

For identification only. Not to scale.





There are three bedrooms on the first floor which continue to display the attention to detail synonymous with The West Wing. Bedroom two includes a cast iron corner fireplace and a walk in wardrobe. The ensuite bathroom includes a freestanding bath, separate shower cubicle and basin together with a feature cast iron fireplace. The two other bedrooms share a well appointed shower room.

The second floor is home to a wonderful master bedroom suite with vaulted ceilings and exposed purlins. A series of sash windows along the rear elevation once again showcase the fabulous views of the gardens and parkland. A generous ensuite features a freestanding bath, a freestanding four sided shower cubicle, twin hand basins, bidet and wc with a concealed cistern. Roof light windows shower the room with light and built in cupboards provide useful storage. The master bedroom also has a walk in wardrobe and a door onto a wooden decked area which offers a private area to enjoy the surrounding views.









Outside the history of The West Wing is once again evident from the Dartmouth Family's coat of arms which sits proudly in the centre of the rear aspect. The gardens complement the house perfectly and provide a series of seating areas from which to enjoy the views. The formal gardens are set out in an Italianate design with ornamental tiered terrace and a pathway through lawns edged with shrub borders. At the bottom of the garden a Prime Oak garage incorporating a covered log store is accessed via electronic double gates which gives access from the estate driveway.









## DIRECTIONS

From Shifnal, continue on the A464 for about 4 miles, before turning right onto Patshull Road. After about 1 mile, the driveway to Patshull Hall may be found in front of you. Continue down the driveway, through the park and under the archway. Parking may be found directly on your right hand side.

## SERVICES

Mains water, electricity, propane gas.  
Private drainage.

## TENURE

Leasehold until 2202 (190 years as of June 2017).

## LOCAL AUTHORITY

South Staffordshire Council.

## TAX BAND

H

## MANAGEMENT STRUCTURE

Patshull Hall Ltd owns the Freehold.

**Current Ground Rent:** £50 per annum

**Ground Rent Reviewed:** 2035

**Service/Maintenance Charges:** £1500 per annum, which covers access areas and service installations (sewerage tank).

**Charges:** £120 per annum

**Managing Agents:** Patshull Estate Management Ltd.

**Parking:** 2 courtyard parking spaces and extensive garage area parking.

**Building Insurance:** Not included in the charges.

## METHOD OF SALE

The property is to be offered for sale by private treaty.

## FIXTURES AND FITTINGS

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these sales particulars.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned within these particulars or not.

## VIEWING

Viewing strictly by appointment with Savills.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the above property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise.

Brochure prepared: June 2017

Photographs taken: April 2017

