

BISHTON MANOR



ALBRIGHTON › SHROPSHIRE › WV7 3AY



BISHTON MANOR

PATSHULL LANE • PATSHULL
ALBRIGHTON • SHROPSHIRE • WV7 3AY



*Albrighton 1.4 miles, M54 Junction 3 3.4 miles, Wolverhampton 8.3 miles, Telford 9.7 miles
Bridgnorth 10.2 miles, Shrewsbury 24 miles, Birmingham 24.8 miles
(All mileages are approximate).*

A CHARMING GRADE II* LISTED MANOR HOUSE
SET IN BEAUTIFUL COUNTRYSIDE.

LOT 1

Hall, Drawing Room, Dining Room, Sitting Room, Games Room,
Kitchen, Utility Room, Pantry, Larder, Cellar, Seven Bedrooms,
Two Family Bathrooms, Sandstone Three Storey Barn, Range of Traditional
Brick Buildings and 16 Solar Panels.

All in around 15 acres.

LOT 2

Range of Traditional Buildings, Tithe Barn, Dutch Barn, Separate Access Track.

All in Around 2 acres.



savills

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



13-15 High Street
Tettenhall, Wolverhampton
West Midlands
WV6 8QS
Tel: +44 (0) 1902 747744
berrimaneaton.co.uk

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



SITUATION

Bishton Manor is a charming Grade II* listed manor house, situated in wonderful countryside on the eastern fringe of Shropshire. The picturesque village of Albrighton is approximately 1.4 miles distant and provides a range of local amenities including supermarket, cafes, pubs, restaurants, independent shops and is home to David Austin Roses, two acres of gardens that has over 700 different varieties of roses and is considered to be one of the most beautiful in the world.

There are a number of renowned state schools including Haberdashers' Adams, Newport, 12.6 miles away and Wolverhampton High School less than 7 miles distant. In the private sector, Birchfield Preparatory School is within 2.5 miles, Wolverhampton Grammar School 7.5 miles and Shrewsbury School 23.9 miles. Albrighton has a railway station under two miles from the property with direct trains to Wolverhampton, Birmingham and Shrewsbury.

Bishton Manor is conveniently set in an attractive, private situation just off the A464, the nearby M54 providing easy access to the West Midlands, the wider motorway network and beyond.





HISTORY

Bishton Manor acquired its present name during the early 20th Century, prior to which it was known as Bishton Hall. The earliest known occupier of Bishton was Henry de Bispeston recorded in 1221.

During 1327, prosperous inhabitants of Albrighton were taxed for the value of their movable assets. It was John Bishton, of Bishton Albrighton who was instrumental in passing Bishton Manor to the Harrington family who were to live there for over 300 years. It is believed the family made additions to the house in the mid-to-late 16th century which remain today.

In 1910, the farm buildings included a cartshed, naphouse, stables for nine horses, piggeries, a cow house for 32 cattle, two calf cots, covered yards, granary, chaffhouse, mixing room, dutch barn and drift way.

During the Second World War the property was used as a base for British and American service men where it is said that 11 officers lived in the house and over 100 soldiers lived in the service wing.

In 1953 Lord Dartmouth gave Bishton Manor to his daughter, Lady Diana Legg who lived there with her second husband, Brigadier Adrian Matthews until it was bought by the current owners in 1971.

'A History of Bishton Manor' is available by special request from the agent.

DESCRIPTION

Bishton Manor is approached via a private gravel drive way which sweeps through parkland to reveal the charming façade, with roses climbing up the south face.

The house is laid out over two floors. The front door opens into the central hallway which extends the depth of the house and from which the main staircase rises to the first floor.

To the right of the hall is the drawing room which boasts oak flooring, a double aspect with shutters and an open fireplace. This leads directly to the games room, which has a double aspect with a bay window overlooking the front gardens with a seat and shutters, a glass fronted door into the garden, bookshelves and built in cupboards and a clearview log burner. A separate door leads to a back corridor with a storage room off and continues to the main hallway.

The dining room is to the left of the central hall and features a bay window, exposed beams and an interesting lead feature window with oak surround. There is also a second door which leads into the kitchen.

The sitting room is off the kitchen and has exposed beams, a double aspect with wonderful views of the colourful garden. French doors open out into the garden and there is a large inglenook fire place with a wood burner.

An oak archway opens into the kitchen, which has tiled flooring, exposed beams and a four door AGA. There is a large utility off with a range of units with a sink and a further boot room with solid work tops, a sink and a door leading out to the kitchen garden. There is also a pantry and separate larder off the utility and a back door with a porch area which leads out to the front of the house.





BARN AND BUILDINGS

The sandstone building adjacent to the house was the old service wing. The building is three storey with attic rooms and, subject to the necessary planning, could be used for a multitude of uses.

The ground floor has a domestic floor and part is currently used as a log shed. The first floor is an open space with windows on each wall face.

Outside is a grass covered courtyard which leads to the kitchen garden, off which is another brick building.



The principal staircase sweeps to the first floor off which the seven bedrooms flow, four benefit from a wash basin. There are two family bathrooms, the first with a bath and bidet and second with bath and separate shower. There are a number of cupboards including a blanket cupboard and airing cupboard. The house also has a secondary staircase.

GARDENS AND GROUNDS

The beautiful gardens and grounds at Bishton Manor compliment the house and take full advantage of the picturesque setting. The gardens have been created, nurtured and developed by the present owners over many years and have a plethora of shape and colour.

The front garden is mainly laid to lawn with a wonderful selection of trees including silver birch, weeping ash, sycamore, deodar, walnut and poplar tree to name a few; Estate railings with a gate lead to the parkland beyond where there are 16 Solar Panels out of view from the main house.

The house is edged with mature, colourful borders which include lavender, roses and clematis.

The main garden is simply wonderful, bursting with colour and enjoyable throughout the seasons. A water pool with Lily pads is found on the main lawn behind the house.

The main garden is planted to take in specific vistas, including a wonderful rose garden which is planted with over 50 varieties of David Austin roses. Amongst the roses are beautiful delphiniums rising tall out of the rose beds.

The garden is intriguing with a variety of shrubs, flowers and trees including cedar, lime, copper beech, mulberry and magnolia. A pond is found to the rear of the garden, home to Coy Carp, with a wooden jetty surrounded by wild flowers, climbing roses and a weeping willow tree.

The current owners leave part of the garden as a natural meadow during the spring and summer months, to encourage wildlife. There are paths mown to enjoy the setting.



A productive kitchen garden is found to the west of the house with a vegetable garden, fruit cage and a large greenhouse. The house is set within approximately 15 acres, a flat grass paddock to the right of the driveway and open parkland opposite.



LOT 2

There is a number of traditional outbuildings at Bishton Manor set within approximately 2 acres which include an old tractor shed, the old dairy parlour, a wonderful tithe barn and dutch barn within a courtyard, which, with the necessary planning permission could be used for further development. There is a separate access so that Bishton Manor would remain private.



Lot 2 – Access Track



Lot 2 – Traditional barns

Approximate Gross Internal Area:

House = 563.3 sq m / 6063 sq ft

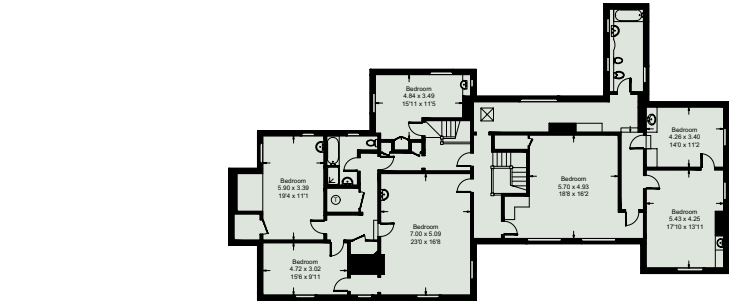
Cellar = 11.8 sq m / 127 sq ft

Barn = 304.8 sq m / 3281 sq ft

Outbuildings = 1319.7 sq m / 14205 sq ft (Including Garage)

Dutch Barn (Not Shown) = 396 sq m / 4262 sq ft

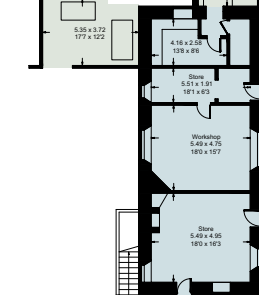
For identification purposes only. Not to scale.



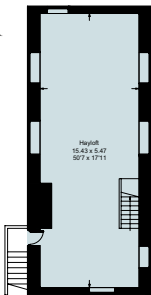
FIRST FLOOR



GROUND FLOOR



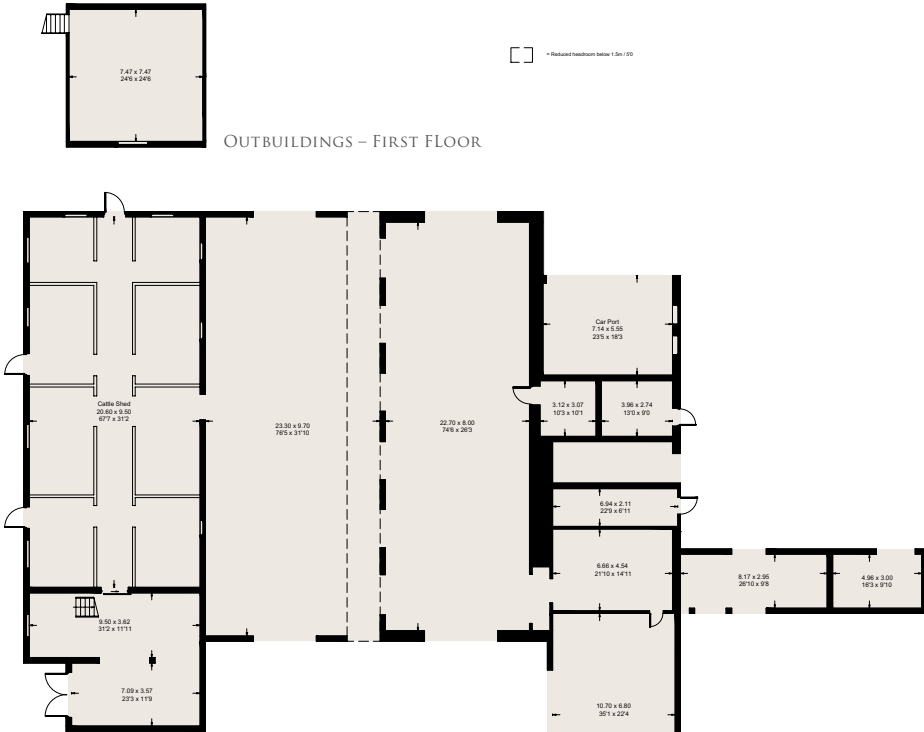
BARN
GROUND FLOOR



BARN
FIRST FLOOR



BARN
SECOND FLOOR

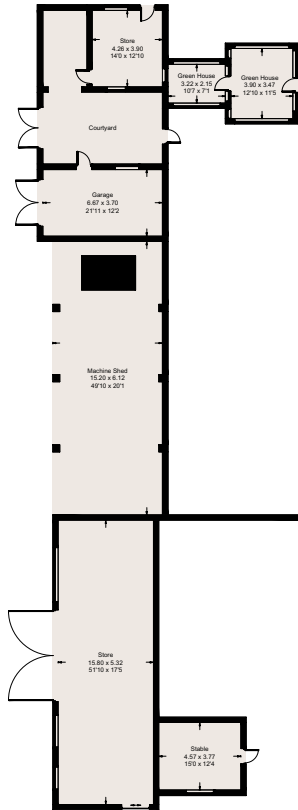


OUTBUILDINGS - FIRST FLOOR



(Not Shown In Actual Location / Orientation)

* Reduced bathroom below 1.0m / 3.3ft



OUTBUILDINGS - GROUND FLOOR

(Not Shown In Actual Location / Orientation)

GENERAL REMARKS AND STIPULATIONS

DIRECTIONS

From M54: exit the motorway at Junction 3 and proceed south on the A41. After just under one mile, and after the traffic lights at Cosford, turn right, signposted to Albrighton. At The Crown public house turn right into Cross Road. Continue over two mini-islands, turn left into Patshull Road and then, at the T-junction, turn left then immediately right onto Patshull Lane. After approximately 0.5 miles the property is located on the right hand side.

TENURE

Freehold

SERVICES

Mains water and electricity. Oil fired central heating.
Private drainage.

FIXTURES AND FITTINGS

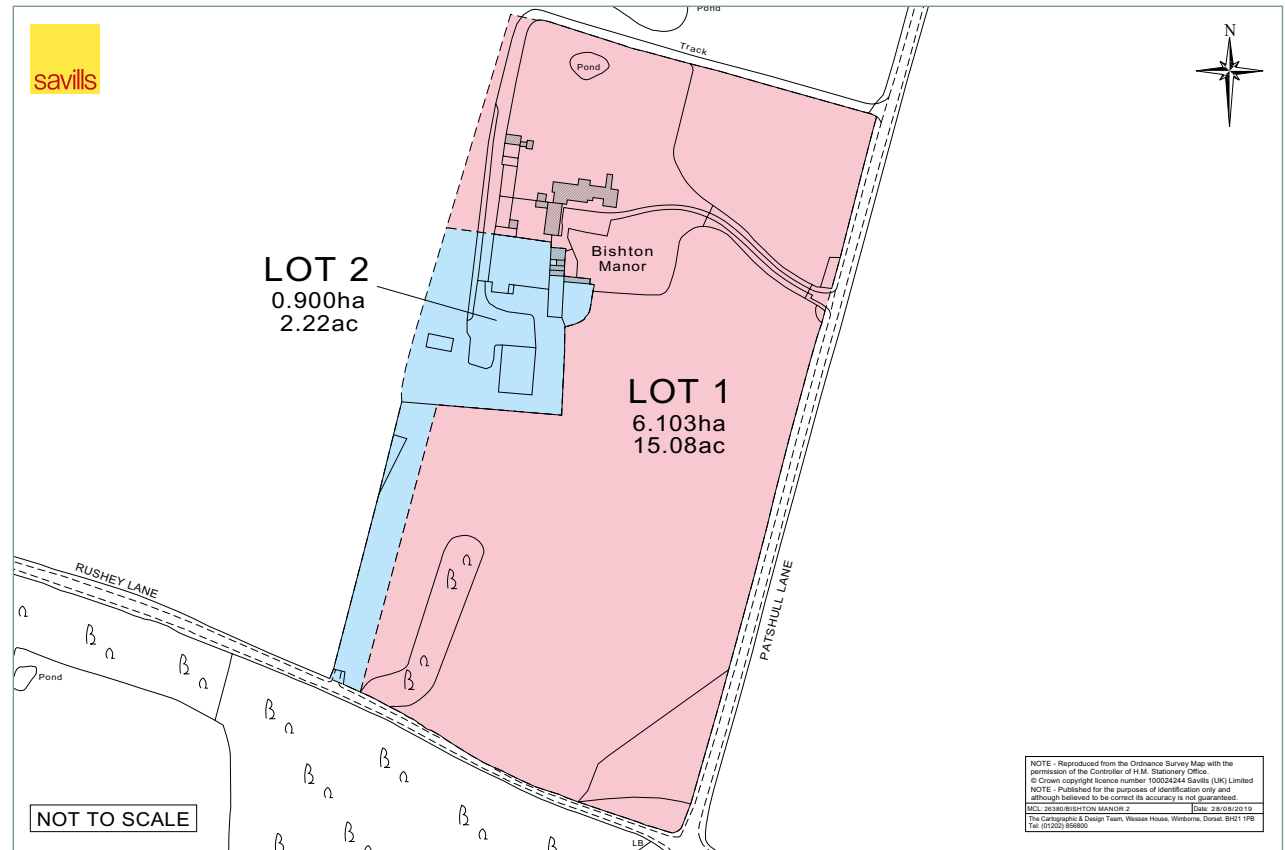
Fixtures and fittings which are not mentioned in the sales particulars are excluded from the sale.

LOCAL AUTHORITY

Shropshire County Council, Band H.

VIEWINGS

Viewings are strictly by prior appointment.



IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.
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 the necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared July 2019. Photos taken June 2019.

19/09/03 RR



