



# LONGNOR HALL

Wheaton Aston Road, Longnor, Staffordshire, ST19 5QN

FOR SALE

Historic period manor house with outbuildings for potential development set in 10.12 acres

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Staffordshire, ST19 5QN

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For sale by auction 16th May 2024, if not sold prior  
Historic grade II\* period manor house dating back to 1726  
Traditional farm buildings with potential for redevelopment  
Stable yard & Coach House  
Attractive yet accessible countryside location  
All set in 10.12 acres (4.1 hectares)  
Freehold





## LOCATION

Longnor Hall is the principal manor house in the small rural hamlet of Longnor, a short distance from the village of Wheaton Aston and with easy onward access to the main centres in Staffordshire and the West Midlands conurbation. The M6, M5 and M54 are only a short distance away.

Wheaton Aston provides an array of local facilities, and the house is conveniently situated for easy reach of the further amenities afforded by Wolverhampton City Centre, Stafford and Cannock with the M6 and the M54 motorways being easily accessible and which provide fast access to Shrewsbury, Birmingham and beyond. Rail services run from Stafford with excellent connections to London.

Furthermore, the area is well served by schooling in both sectors in Wolverhampton, Stafford, Newport and Brewood with a highly regarded primary school being situated in the nearby village of Bishops Wood.



## DESCRIPTION

The opportunity comprises Longnor Hall, a grade II\* listed manor house dating back to 1726 stepped in history along with a Grade II listed Coach House, traditional farm buildings, stabling and barns, all set within 10.12 acres (4.1 hectares) of formal gardens and land.

# LONGNOR HALL

**Longnor Hall, built in 1726, is a grade II\* listed Georgian manor house steeped in history.**

The building comprises an 'L' plan formation with a service wing to the rear. It is constructed of red brick in a Flemish bond over three storeys and has a symmetrical and decorative main façade. This features a central Gibbs surround doorway with pediment, and a range of sash windows with central pronounced keystones and brick aprons.

Formal public spaces for the small country house are within the main hall, featuring an entrance hall, dining room, drawing room, library, dressing room and bathroom, as well as eight bedrooms.

A range of early timber panelling survives within the principal rooms and the main bedrooms, as well as original austere fireplace surrounds, many of which feature Delft tiling depicting religious imagery.

The service wing features a pantry within the cellar, kitchen and small servants' hall at ground floor level, and bedroom with cast iron range at first floor level.



# ACCOMMODATION

## Ground Floor

Front Door leading to hallway with staircase to first and second floors and doors to;

**Drawing Room** with three sash windows, a moulded ceiling, and fireplace with tiled surround and mantle over closet under the stairs.



**Dining Room** with two sash windows, moulded ceiling, two built in butler's pantries, exposed beams, open fireplace with mantle over and built in display cabinet.

**Pantry**

**Inner Hallway** with quarry tiled floor and further doors to closet

**Library** with oak panelled walls, sash window, closet and fireplace with stone and marble surround and mantle over.

**Back Kitchen** with quarry tiled floor, built in storage cupboard and door to cellar.

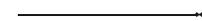
**Cellar** is approached via stone steps leading from the back kitchen. It is divided into two separate areas, one area having a vaulted ceiling and built in wine storage

**Shower Room** with quarry tiled floor, W.C, basin and shower.

**Kitchen** with quarry tiled floor, Aga, units on two levels, built in storage, door to boot room, and two back staircases to first floor accommodation.

**Boot Room/Back Kitchen** with a brick floor, built in storage, stainless steel sink, boiler and door to the rear courtyard area. One of the staircases in the kitchen leads from the kitchen to a first floor.

**Office** with built in shelving and original cast iron fireplace. The second staircase in the kitchen leads to the remaining first floor accommodation.



## First Floor

The main oak staircase leads to the first floor galleried landing area and access to the bedrooms:-

**Bedroom 1** - oak panelled with exposed oak floorboards, original cast iron fireplace with mantle over, three sash windows and a second door to the landing.

**Bedroom 2** - oak panelled with three sash windows and original fireplace with marble and tile surround, a second door to the landing and a connecting door to Bedroom 3.

**Bedroom 3** - a single room with two sash windows and original fireplace with mantle over.

**Bedroom 4** - With two sash windows, two closets and original cast iron fireplace.

**Bedroom 5** - with original fireplace Bathroom with bath, W.C, basin and half stained glass sash window.



## Second Floor

A staircase with a stained glass window leads from the first floor to the second floor landing area with exposed floorboards and sash window, and a number of attic rooms:

**Attic Room 1** with original cast iron fireplace, three sash windows and exposed floorboards.

**Attic Room 2** with original cast iron fireplace, three sash windows and exposed floorboards.

**Attic Room 3** with three sash windows and exposed floorboards.

**Attic Room 4** with three sash windows and original cast iron fireplace.

**Tank Room** with exposed floorboards and sash window.

**Attic Room 5** with a closet, sash window and staircase leading to the roof area.

## Garden

The front and side gardens are currently laid to lawn and there is a concrete front driveway and parking area that leads to the roadside. The front garden is bordered by flower beds and shrubs and a conifer hedge. The property also benefits from a large walled kitchen garden with vegetable beds, fruit trees and a green house. A brick archway leads to the rear courtyard.

## Outbuildings

Longnor Hall benefits from a useful range of traditional brick outbuildings. The U-shaped range comprising the stable yard and coach house is positioned around a central courtyard and the Coach House and archway, dating back to 1890, is Grade II listed. The stabling is currently divided into three stalls and a tack room and has a loft over. The buildings are currently used for general storage associated with the house.

## Longnor Hall Farm Buildings

Longnor Hall benefits from a useful range of traditional brick outbuildings. The U-shaped range comprising the stable yard and coach house is positioned around a central courtyard and the Coach House and archway, dating back to 1890, is Grade II listed. The stabling is currently divided into three stalls and a tack room and has a loft over. The buildings are currently used for general storage associated with the house.

## Land

The land is situated adjacent to the gardens and the drive and comprises a level enclosure of permanent pasture with frontage to the village road. It is bounded to the South by the Whiston Brook.

## Site Area

10.12 acres (4.1 hectares)

## Traditional Farm Buildings

Included within the sale is a range of farm buildings benefitting from a previous planning consent for conversion to five residential Units, under planning reference No: 17/00314/FULL.

The farm buildings are positioned around a covered central courtyard and comprises:-

- Stables with a cobbled floor and loft over
- Range of 8 individual boxes
- A further stable, calf pens and cow stalls
- Old dairy
- Mill and mix area with loft over
- Implement store and cart shed

There is an additional range of more modern barns, that would be demolished under the implementation of the above mentioned planning consent. They comprise:-

- Range of Dutch Barns including two 5 bay barns and one 7 bay barn
- Three bay Pole Barn
- Former collecting yard of concrete block construction DeLaval milking parlour and former dairy
- Former cubicle shed of steel frame, block and timber sleeper construction, central feed barrier and dividing gates (75ft x 120ft)
- Silage Pit, open fronted and of steel frame and timber sleeper construction with a concrete floor (45ft x 120ft)
- Boythorpe grain Silo (100 tonnes)
- Grain Silo (60 tonnes)

At the centre of the adjacent farmyard lies a Grade II listed former weighbridge, of red brick construction under a red tiled roof, with central finial. The building dates back to 1890.

# HISTORY

Longnor can trace its roots back to the aristocratic Aston family who fought with Charles the 1st in the 16th century.

The Longnor Hall story begins in 1726 when the gentleman Ralph Edge falls in love and marries the honourable Jane Saunders and together they plan the Hall that has stood for nearly 300 years. In that time it has only been owned by five different families.

The location was close to the main London to Wroxeter road built by the Romans in the first centuries. The road itself followed the route of previous tracks that had been in use since antiquity. This was the main arterial road along which the Roman troops would have marched to suppress the rebellions as they happened. The road carried on beyond Wroxeter as far as Hadrian's Wall in the north. This route moved over the centuries becoming the main A5 Watling Street, the actual modern course being settled by Thomas Telford in the early 19th century when he paved it as a toll road to allow mail coaches to reach Ireland rapidly.

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Wherever 18th century men built in the countryside they thought beyond their own lifetimes. These men had a sensitive regard for beauty. They planted trees, laid out gardens, and rearranged the landscape to suit their critical fancy.

John Gloag – The Englishmans Castle 1949



VALUABLE  
**FREEHOLD ESTATE,  
LONGNOR HALL,  
South Staffordshire.**

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To be Sold by Auction,  
BY  
**Mr. JAMES DAVISON,**  
AT THE  
**LITTLETON ARMS INN, PENKRIDGE,  
On Thursday, February 14, 1839,**  
At Five o'Clock in the Afternoon, subject to such Conditions as will then be produced, (unless disposed of in the mean time by Private Contract, of which due notice will be given.)

**All that the Manor, or reputed  
MANOR OF LONGNOR,  
IN THE PARISH OF BRADLEY,  
IN THE COUNTY OF STAFFORD,**  
With the Rights, Royalties, and Appurtenances thereunto belonging.

And also, all that capital  
**MANSION OR MANOR HOUSE,**  
*With the Yards, Gardens, Orchards,*  
Stabling for Twelve Horses, convenient Barns, Cow-sheds, Piggeries, Dovecote, Smithy, and Appurtenances thereunto belonging, containing

**315 ACRES, 2 ROODS, AND 14 PERCHES, of  
Rich Arable, Meadow, and Pasture Land,**  
In a high state of Cultivation, (100 Acres of which is Turnip and Barley soil,) and most respectably tenanted.

The Estate lies well to a southern aspect; is bounded for a mile and three quarters southerly by the celebrated Trent Stream, called, "LONGNOR BROOK," possesses a fair quantity of fine Timber and thriving Plantations; Poor and other Rates are very moderate; and there is an excellent Pew in the south aisle of Bradley Church belonging to the Premises. A portion of the Estate is Tithe free.

The Birmingham and Liverpool Junction Canal passes within a mile of the Estate, thus affording a supply of Lime, Coals, and Manure, at a cheap rate.

LONGNOR HALL is situate about four miles from Penkridge, and nine from Stafford, both of which Towns have Stations on the Liverpool and Birmingham Railway.

The House, which is a handsome structure, consists of Entrance Hall, Dining and Drawing Rooms, six good Bed Rooms on the first Floor, and Attics above, with suitable Cellarage, Kitchens, Brew-house, and other out offices.

Sir Thomas Bosgrave's Hounds hunt in the immediate neighbourhood, and the Estate always affords a plentiful supply of Game.

For further Information apply, (if by Letter, post paid,) at the Offices of Messrs. Froth and Rawson, Solicitors, Nottingham; Messrs. Parke and Froeth, 63, Lincoln's Inn Fields, London; or of Mr. Davison, Land Agent, Stafford, where Plans and Particulars may be obtained.

Printed at R. Moody's Lithographic Establishment, Cannon-street, Birmingham.

## METHOD OF SALE

The property is to be offered for sale as a whole by auction on 16th May 2024, unless sold prior. The vendor may consider pre-auction offers on a subject-to-contract basis.

## GUIDE PRICE

**£1,750,000** plus

## LOCAL AUTHORITY

South Staffordshire Council, Council Offices, Wolverhampton Rd,  
Codsall, Wolverhampton, WV8 1PX 01902 696000

## BOUNDARIES, ROADS & FENCES

The Purchaser(s) are deemed to have full knowledge of the boundaries, and neither the vendor nor their agents will be responsible for defining ownership of the boundaries, hedges or fences.

## RIGHTS OF WAY

The property is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these details or not.



## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

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