



nick tart

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Bridgnorth Road, Norton

South Lodge,
Norton
Approx. Gross Internal Area *
5410 Ft² - 502.59 M²



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* As Defined by RICS - Code of Measuring Practice



Bridgnorth Road, Norton, Nr Shifnal, Shropshire, TF11 9EE

A fine Grade II Listed late Georgian family house built around 1840 with large mature gardens on the outskirts of this attractive and sought after Conservation Village. Offering huge potential and requiring some renovation.

- Entrance hall
- Dining room
- Drawing room
- Sitting room
- Study
- Open plan kitchen
- Breakfast/dining area
- Further family sitting room
- Second kitchen & utility
- Master bedroom with en-suite bathroom
- Six further bedrooms
- Two bathrooms
- Gravel driveway
- Paved terrace
- Extensive private grounds
- Energy Rating: F

The property is Grade II listed and was built around 1840 of red brick under a tiled roof. Today it provides very comfortable and flexible family accommodation. Period features throughout the property include the double half glazed entrance with semi circular head and radial fanlight.

Accommodation

The entrance hall with natural limestone travertine floor opens to the dining room and drawing room and all have original sash windows with shutters and fireplaces. The doors to these rooms have decorative architraves while the sitting room beyond, with its curved bay window and French doors opening on to a paved terrace and the garden beyond, adjoins the study with a feature oval window. To the rear of the house is the main open plan kitchen having a range of base units and central island unit all with granite style work surfaces. The breakfast/dining area has natural light provided by a large skylight and a glazed door leads out to a small enclosed courtyard. A further family sitting room adjoins the main kitchen and second fitted kitchen and utility room has been created in what used to be the butler's pantry. Additional storage is provided by the two cellars.

From the reception hall the main staircase leads to a split level landing which gives access to the master bedroom and en suite bathroom and six further bedrooms are served by two family bathrooms.

Gardens and Grounds

The house is approached through a five bar gate with gravel drive around a circular brick divided bed with box hedging. To the front of the house the garden is laid to lawn with laurel hedging behind which is an area of orchard and a former kitchen garden. To the west is an attractive fully enclosed part walled garden with espaliered fruit trees, flower beds and borders with a wide paved terrace for outdoor entertaining.

How to get there – at the Sutton Maddock roundabout continue on the A442 (Bridgnorth) – the property is situated just after The Hundred House on the right hand side indicated by a Nick Tart for sale board.

Council Tax – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Agents Note – your attention is drawn to the fact that we are unable to confirm whether certain items included in the property are in full working order.

TF9007



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

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