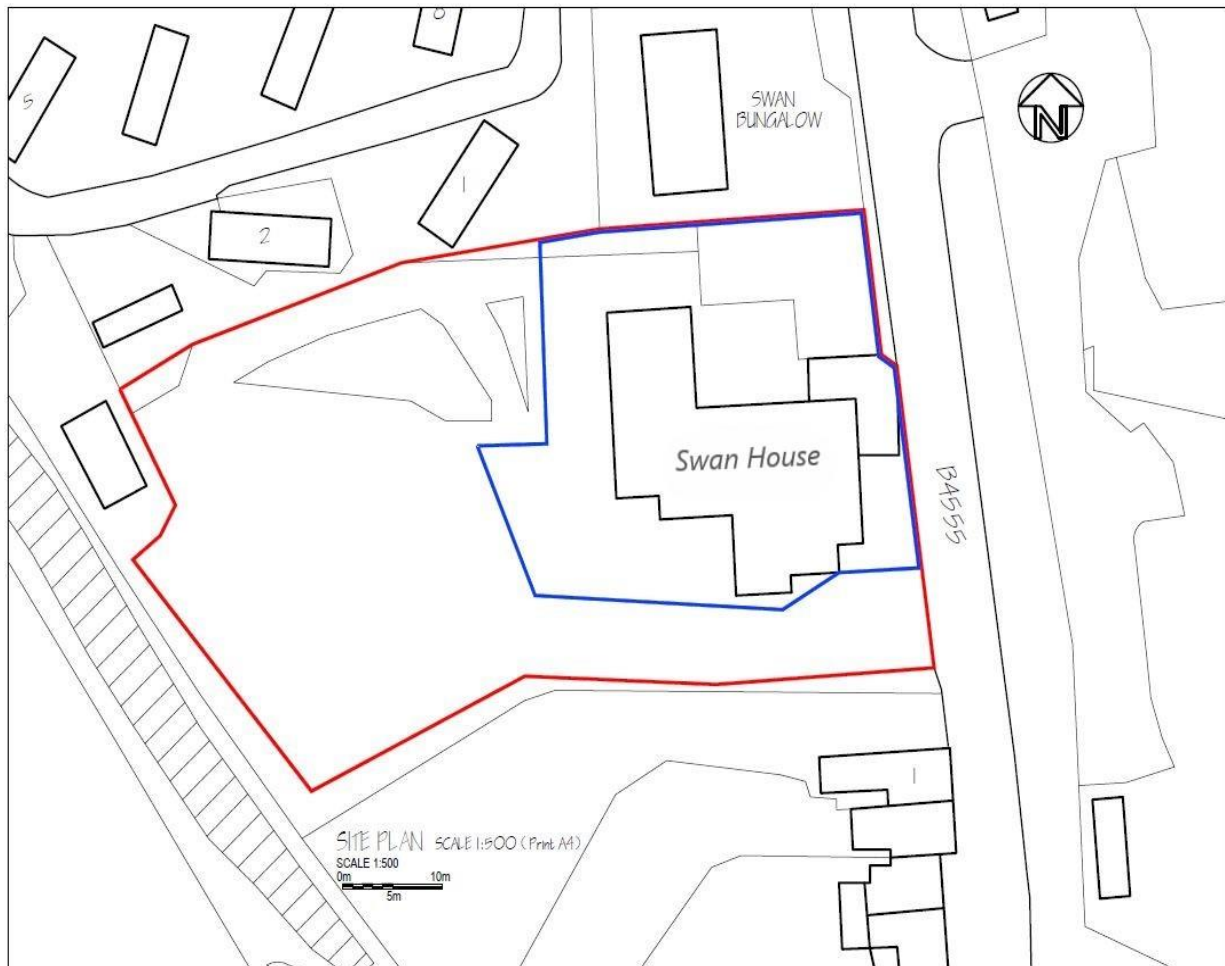


for sale

offers in the region of

**£1,150,000**



## Swan House Knowle Sands Bridgnorth WV16 5JL

"OFFERS INVITED!" A RESIDENTIAL PROPERTY WITH PLANNING TO EXTEND & POTENTIAL TO BUILD FURTHER PROPERTIES SUBJECT TO PLANNING PERMISSIONS. SITUATED IN BRIDGNORTH WITH SCENIC VIEWS OF THE SHROPSHIRE COUNTRYSIDE AND RIVER SEVERN.



# Swan House Knowle Sands Bridgnorth WV16 5JL

## Main Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present Swan House, a remarkable opportunity to acquire a stunning residential property set over three floors and located in the highly sought-after Knowle Sands area of Bridgnorth. This exceptional residence offers breathtaking scenic views of the picturesque Shropshire countryside and the serene River Severn.

This charming building has been granted planning permission for conversion into a residential property, including plans for an extension to enhance its living space. To the rear is a large car park which has an abundance of potential to build further properties subject to the necessary planning permissions.

The property sits on an expansive plot of approximately 0.78 acres, encompassing the main building and surrounding grounds. For those interested in a more concise option, potential buyers also have the opportunity to acquire just the building, available on a plot of 0.33 acres.

Don't miss out on this unique chance to invest in a property that combines historical charm with modern potential, all set against the backdrop of stunning views. Schedule your viewing today with Connells and start envisioning your future at Swan House!

## Location And Area

Situated in the sought after area of Knowle Sands in Bridgnorth with stunning views of the Shropshire countryside and River Severn. Links into Bridgnorth Town Centre with local amenities, shops and transport links into surrounding areas, such as Wolverhampton, Telford, Shrewsbury and Kidderminster.



## Approach

Setback from the roadside on a plot size of 0.78 acres with rear car park offering ample off road parking.

## Entrance

Multi fuel log burner, lighting and access to the conservatory and kitchen area.

## Kitchen

27' x 17' 5" ( 8.23m x 5.31m )

Four light points, radiator, wall light, window to the side, French doors to the side terrace and open plan with the conservatory, entrance and lounge.

## Lounge

27' x 13' 2" ( 8.23m x 4.01m )

Multi fuel log burner, ceiling spotlights, two radiators and access to the kitchen area, dining area and snug.

## Dining Area

14' 3" x 8' ( 4.34m x 2.44m )

Serving hatch, ceiling spotlights, open plan with the lounge and steps up to the library.





**Library**

14' 3" x 10' 3" ( 4.34m x 3.12m )  
Ceiling light points.

**Snug**

13' 9" x 13' 8" ( 4.19m x 4.17m )  
Multi fuel burner, radiator, door to cellar and single glazed sash window to the front.

**Conservatory**

27' 7" max x 27' 6" max ( 8.41m max x 8.38m max )  
Underfloor heating, double glazed windows with stunning views of the The River Severn and picturesque river valley.

**Commercial Kitchen**

16' 5" max x 22' max ( 5.00m max x 6.71m max )  
A commercial kitchen with walk-in fridge.

**Utility**

25' max x 10' max ( 7.62m max x 3.05m max )  
Wash area with cupboard for oil fired heating.

**Mens And Womens Toilets**

Two rooms with toilet facilities

**Annex**

24' 4" x 38' 10" ( 7.42m x 11.84m )  
Windows to front, rear and side, fire exit, French doors and sink area.

Planning permission to the rear to extend.

**Cellar**

30' 2" x 9' 11" ( 9.19m x 3.02m )  
Cellar with power supply

**First Floor Hallway**

Two fire exits, cleaner cupboard, radiator, doors to stairs, electrical cupboard and linen cupboard.

**Bedroom One**

18' 7" max x 16' 7" max ( 5.66m max x 5.05m max )  
Double glazed window to the front, ceiling light point and radiator and door to the en-suite.

**En-Suite**

Shower cubicle, wash hand basin, low flush WC, extractor fan and ceiling light point.

**Bedroom Two**

11' 7" x 10' 6" ( 3.53m x 3.20m )  
Double glazed window to the side, radiator, ceiling light point and door to the en-suite.

**En-Suite**

Freestanding roll top bath, low flush WC, wash hand basin, cupboard housing twin cylinders, partly tiled walls.

**Bedroom Three**

19' 1" x 13' 2" ( 5.82m x 4.01m )  
Two ceiling light points, radiator, double glazed window to the front and door to the en-suite.

**En-Suite**

Shower cubicle, low flush WC, wash hand basin, partly tiled walls and double glazed window to the front.

**Bedroom Four**

14' 2" max x 17' 1" max ( 4.32m max x 5.21m max )  
Double glazed window to the front and side, radiator, ceiling light point, built-in wardrobe and door to the en-suite.

**En-Suite**

Walk-in shower cubicle, wash hand basin unit, low flush WC, partly tiled walls, extractor fan and ceiling spotlights.

**Bedroom Five**

13' 3" x 12' ( 4.04m x 3.66m )  
Double glazed window to the side, radiator and ceiling light point and door to the en-suite.

**En-Suite**

Shower cubicle, wall mounted wash hand basin, low flush WC, partly tiled walls, extractor fan and ceiling light point.

**Bedroom Six**

16' 5" max x 17' 1" max ( 5.00m max x 5.21m max )  
Double glazed windows to the side of rear, storage cupboard, radiator, ceiling light point, built in wardrobe and door to the en-suite.

**En-Suite**

Shower cubicle, wall mounted wash hand basin, low flush WC and ceiling light point.

**Bedroom Seven**

11' 5" x 10' 6" ( 3.48m x 3.20m )  
Double glazed window to the rear, built-in wardrobe, radiator and ceiling light point and door to the en-suite.

### En-Suite

Shower cubicle, wash hand basin, partly tiled walls, low flush WC, ceiling light point and extractor fan.

### Second Floor

Door to balcony area, two ceiling light points and doors leading to three further bedrooms.

### Bedroom Eight

17' 7" x 21' 4" ( 5.36m x 6.50m )

Two skylight windows, ceiling spotlights, fitted wardrobe, door to dressing area. Please note restricted head height.

### Bedroom Nine

23' 6" max x 13' 3" max ( 7.16m max x 4.04m max )

Skylight window and fitted wardrobes.

### Bedroom Ten

17' 5" x 14' 9" ( 5.31m x 4.50m )

Skylight window and ceiling light point.

### Shower Room

Shower, low flush toilet, pedestal sink, door to second floor landing.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: WWH331735 - 0005

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**view this property online [connells.co.uk/Property/WWH331735](http://connells.co.uk/Property/WWH331735)**



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