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Eaglespur House  
Arley

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Eaglespur House, Arley, DY12 1SZ

An extraordinary contemporary home in a stunning setting with rural views, at just over 5000 square feet of accommodation includes the garage and outbuilding/ party room

Viewing is essential to fully appreciate all the features and standard of presentation that has gone into creating this very special home. There is a fabulous living dining kitchen, cinema room, triple aspect lounge, separate dining room, study and at first floor level master bedroom suite with balcony, ensuite and dressing room, three further bedrooms 4 in total, bedroom 2 with dressing room and ensuite and together with house bathroom. For those who love entertaining there is a stunning party room extending to 55 feet in length with dancefloor, bar/kitchen area and guest cloakroom. As an alternative this could offer potential perhaps for a dependant relative.

There are fabulous outside areas for relaxing and entertaining and a detached double garage with electric car charging point.



There is additional land that can be purchased, extending to approximately 12 acres plus separate front paddock, and a contemporary portal frame barn which might suit someone perhaps with a treasured car collection or potential to convert to maybe residential subject to planning consent and other local authority approvals. These additional items are available at separate prices.

The property is set well back from the road behind a long driveway and ample parking at the front of the house for multiple vehicles together with the detached double garage.

There is an impressive entrance which leads to an impressive and spacious hall featuring a staircase rising to the first floor.

A stylish guest cloakroom features a low level WC and washbasin. The lounge with its triple aspect means it is incredibly light and spacious with sliding patio doors to the outside terrace. There is a magnificent built in TV unit and fireplace.

Ideal for home working the study benefits from French doors to the outside terrace.







A formal dining room is ideal for entertaining and provides space to entertain not only family and friends but can accommodate a large 10-seater dining table. The room has dual aspect with windows to rear and side and sliding patio doors open to the outside terrace.

The kitchen is stunning and particularly spacious. It will no doubt form the hub of family living, and extends to just over 41 feet in length. Stylish fittings and finishes include an incredible island unit incorporating a sink, hob and breakfast bar and the usual integrated appliances. This multipurpose space makes a perfect room for entertaining with 2 sets of bifold doors allowing alfresco dining during the warmer summer months.

Leading from the kitchen is a very impressive cinema room with surround sound and starlight ceiling lighting plus dual aspect windows to the side and French doors to the garden. This will be very popular not only with family but guests who can check out the latest film releases.





At first floor level there is a spacious landing. The stunning master bedroom suite features a vaulted ceiling with triple aspect windows and access to external private balcony ideal for morning coffee. The walk in dressing room is an essential as is the ensuite with twin wash basin vanity unit, low level WC and shower.

The second bedroom is situated at the other end of the house and would provide an excellent guest suite including walk in wardrobe and spacious ensuite shower room all stylishly fitted.

There are two further double bedrooms with pleasant views overlooking the garden.

As would be expected the house bathroom makes a real statement comprising low level WC, wash basin and bath plus separate shower and dual aspect windows.

Interestingly and well planned at this level is a utility room which avoids the need to transport laundry up and down the stairs for washing.









With external access the party room is a real feature, it extends to 55 feet long approximately and provides a great space for entertaining it is very well equipped with bar/ kitchen area, cloakroom and storeroom, perfect for storing ones favourite drinks ready for the next social event. There are two sets of bifold doors to the garden and directly above the party room is the extensive terracing area for relaxing and entertaining which can be accessed from the lounge, study and dining room with glass balustrading. The property has delightful formal gardens which are very private and have outstanding far reaching views across land which can be purchased separately and countryside beyond.

Offered for separate purchase are the extensive paddocks, large barn, which potentially could be converted subject to planning consent and usual local authority approvals and a front paddock which are all separately available with their own price guides.











# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	65 D
39-54	E		
21-38	F		
1-20	G		

## Eaglespur House, Bridgnorth Road, Arley, DY12 1SZ

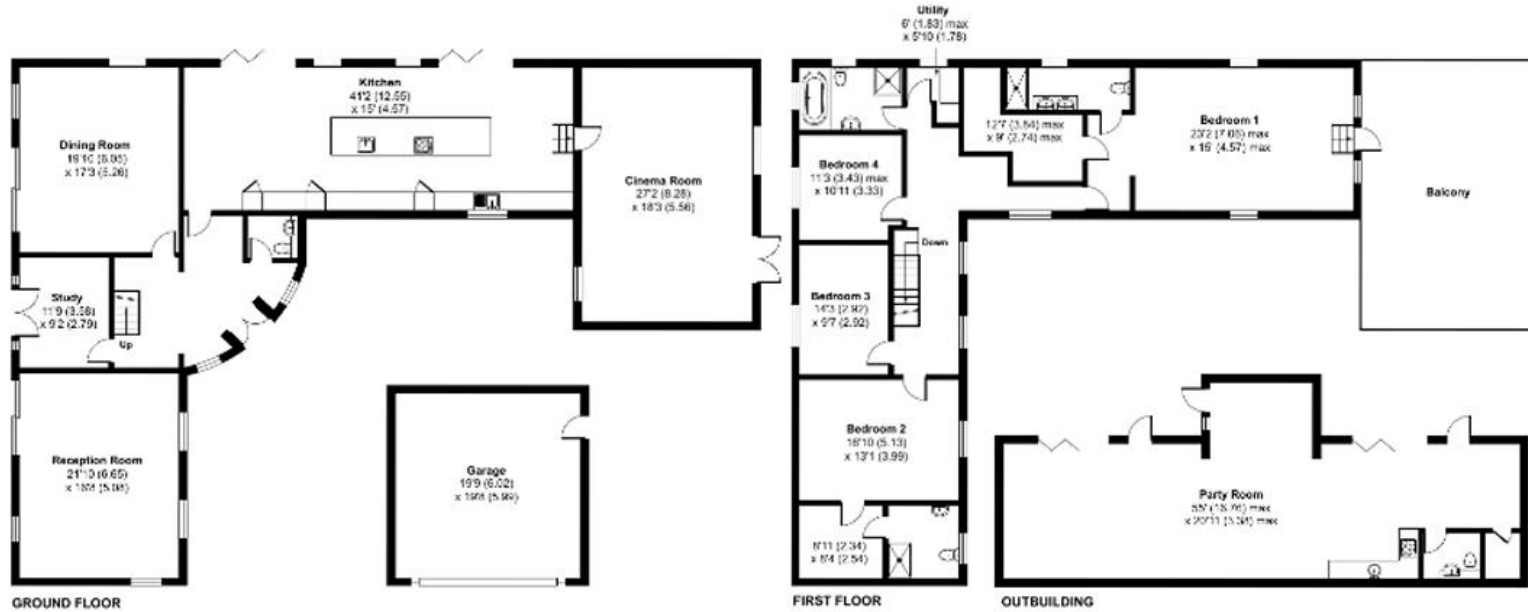
Approximate Area = 3801 sq ft / 353.1 sq m

Garage = 388 sq ft / 36 sq m

Outbuilding = 864 sq ft / 80.2 sq m

Total = 5053 sq ft / 469.3 sq m

For identification only - Not to scale



Price guides:  
House price guide: £1.2 m with immediate garden area and detached double garage plot size 1.264 acres approx.  
Additional fields/ land: £180,000 12.557 acres approx.  
Barn and bottom field: £300,000 1.227 acres approx.  
Front paddock: £50,000 0.529 acres approx.

Arley is a beautiful part of Worcestershire countryside with lots of opportunities for walking, riding and countryside pursuits conveniently placed for commuting and there are nearby towns and amenities within Kidderminster and Bewdley. Close by is the rural community of Shatterford, just a couple minutes drive where there is cosy country pub, called the Bellmans Cross with restaurant. Arley is just over a mile away on the banks of the River Severn, steeped in history with country pub, local amenities and primary schools. The famous Severn Valley Railway runs from the Georgian riverside town of Bewdley and runs to Bridgenorth and Kidderminster. It creates a great day out and there are other beauty spots close by including Trimpley Woods and Reservoir.

The property benefits from mains electricity and water. Central heating is oil fired and drainage is to septic tank as would be expected in this rural location.

Council tax band: G  
Tenure: Freehold  
EPC: D



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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