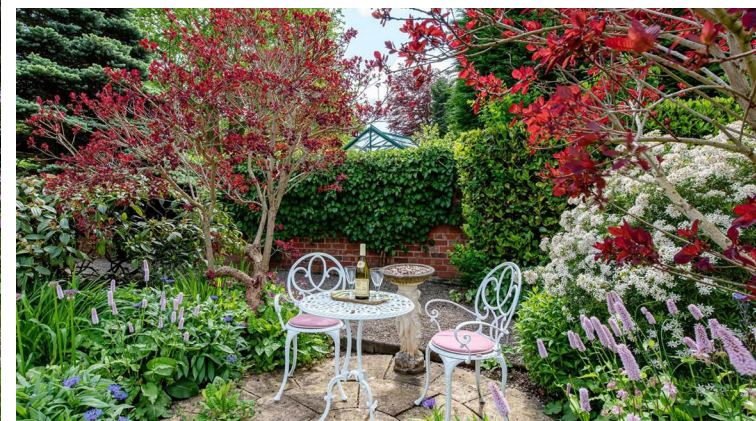




Beckbury House, Beckbury, Shifnal, Shropshire, TF11 9DJ





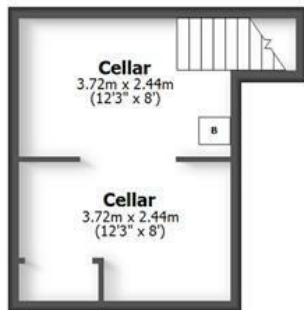
Beckbury House, Beckbury, Shifnal, Shropshire, TF11 9DJ

A Georgian gem, in a pretty Shropshire village, standing in grounds of approximately 1.15 acres with a lovely garden, a paddock, stables and a detached Artists Studio.

BECKBURY HOUSE BECKBURY

HOUSE: 275.1sq.m. 2961sq.ft.
 CELLARS: 19.6sq.m. 211sq.ft.
 THE STUDIO: 26.0sq.m. 280sq.ft.
TOTAL: 320.7sq.m. 3452sq.ft.

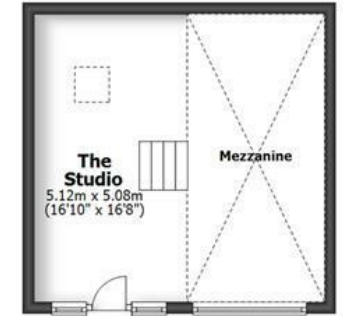
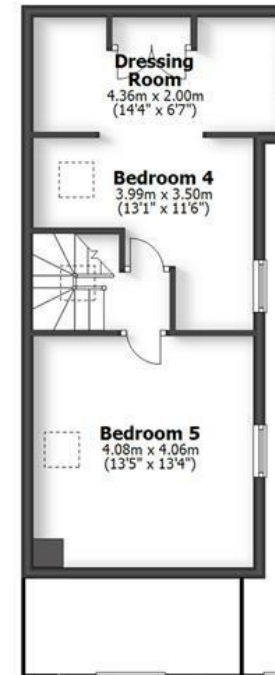
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Cellars



Ground Floor



The Studio



First Floor

LOCATION

Beckbury is a charming and picturesque village which lies amidst beautiful, rolling Shropshire countryside in a peaceful location and yet is within easy reach of many, major commercial centres and the motorway network.

A full complement of local amenities, including rail services, are available nearby in the village of Albrighton together with easy access to the further facilities afforded by the historic market town of Bridgnorth, the former new town of Telford and Wolverhampton City Centre.

Beckbury boasts a thriving village community with an active church and small primary school with further, excellent schooling in both sectors easily accessible with Birchfield, St. Dominic's in Brewwood, Adams Grammar in Newport and Wolverhampton Grammar School all being worthy of note.

DESCRIPTION

Beckbury House is a particularly attractive family home with elegant accommodation which is beautifully presented throughout and which has been finished to the highest of standards.

The principal part of Beckbury House is believed to date from the Georgian era, possibly with earlier origins at its core and has been skilfully extended over the years to greatly enhance the scope of accommodation provided. There is the potential to utilise the existing layout to form a two storey annex making the property ideal for multi generational occupancy.

Unusually for a property of this nature in Beckbury the residence stands within extensive grounds with a shielded frontage, delightful garden to the rear and a paddock beyond. There is a total area of approximately 1.15 acres.

The level of appointment is exquisite with stylish kitchen and sanitaryware, double glazing virtually throughout and extremely tasteful, neutral décor.

ACCOMMODATION

A panelled front door opens into the DRAWING ROOM with a light corner aspect, an elegant, stone fireplace with granite hearth, original shutters to the front window, ceiling beam and a door to the CELLAR with sandstone walling, shelving and Worcester Bosch floor mounted oil fired central heating boiler. The DINING ROOM is a fine reception room of some note with a light corner aspect, a white painted Adams style fireplace with marble hearth and slips, ceiling beam, original shutters to the front window and glazed doors and windows opening into the BREAKFAST KITCHEN with a full range of hand crafted cabinetry by well known specialists Dayrooms of Tettenhall with granite working surfaces, turned granite knobs and a coordinating centre island, a double oven oil fired Aga, a Neff induction hob, a Neff electric oven and a microwave, an integrated Neff fridge, an integrated Neff dishwasher, ceiling beam, a light corner aspect, integrated ceiling lighting and tiled flooring. Adjoining the kitchen is the LAUNDRY with coordinating units to those in the kitchen, tiled floor, an American fridge freezer style housing unit, a rear door and a door to the well appointed CLOAKROOM.

A door from the kitchen opens into an ATRIUM with a door leading into further accommodation which could provide the basis for a self contained annex. There is a SITTING ROOM with a contemporary Jutul wood burning stove standing on a granite corner plinth with French doors and windows to the side and a door into an INNER HALL with a door to a BATHROOM with a well appointed white suite with a panelled bath with shower, WC and circular wash basin set in a tiled top on an old brick base. There is integrated ceiling lighting, part wall tiling and a chrome towel rail radiator. A staircase with decorative wrought iron balustrading rises from the inner hall to the first floor with a BEDROOM which is double in size with a vaulted ceiling and under eaves cupboards. There is a further BEDROOM with a DRESSING ROOM beyond which is currently used as an office.

A staircase from the drawing room rises to the principal first floor accommodation with a landing with window and roof light and a linen cupboard. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect and two banks of fitted wardrobes with hanging rail, shelving and automatic light which stand of a chest of six drawers and a door opening into the EN-SUITE BATHROOM which is luxuriously appointed with a free standing roll top bath with ball and claw feet and a wide vanity unit with his and hers wash basins with backlit mirrors above with drawers beneath and a WC, a vaulted ceiling with exposed timbering, a store cupboard and towel rail radiator. BEDROOM TWO is a good double room in size with a window to the front and a large wardrobe and BEDROOM THREE is a double room in size with a rear window and built in wardrobe. There is a BATHROOM with a well appointed suite with a panelled bath with shower over, vanity unit with inset wash basin with cupboards beneath and backlit mirror above, WC with concealed flush, part tiled walls, an airing cupboard with hot water cylinder and slatted shelving and a chrome towel rail radiator. There is a separate SHOWER ROOM with a fully tiled shower, WC and wash basin, part tiled walls and roof light.

OUTSIDE

Beckbury House stands behind a well screened frontage with a gravelled DRIVEWAY providing ample off street parking. Wooden double gated lead to a gravelled REAR COURTYARD which provides further parking or entertaining space together with a kennel / store. There is a detached brick and tile STUDIO which is well built with a raised centre studio, vaulted ceiling, double glazed windows and central heating. This room is very flexible and could be an ideal leisure room, office for those wishing to work from home or continued use as an artists studio.

Beyond the courtyard and studio is the delightful REAR GARDEN with an extensive lawn with particularly well stocked and matured beds and borders, a pergola covered seating area and a gravelled path leading to a gravelled rear terrace providing a fine alfresco seating and dining area and arbour. The garden has a delightful open aspect to the rear and a five bar wooden gate opens into the PADDOCK which is broadly level with an area of orchard and STABLE BLOCK

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND G - Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

DIRECTIONS

Using the what3words app: [///cyclones.refilled.chip](https://www.what3words.com/#!/en/3qgq-4gqg-4gqg/cyclones.refilled.chip)

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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