



POOLE MEADOW AND BARNs FOR CONVERSION

ALBRIGHTON | SHROPSHIRE





POOLE MEADOW | BEAMISH LANE | ALBRIGHTON | SHROPSHIRE | WV7 3AG

A unique opportunity to acquire a substantial family home with indoor pool complex and a range of outbuildings with planning permission for conversion to four residential mews style properties, paddocks and woodland, all standing within a beautiful, semi rural Shropshire location with a total area of approximately 15.5 acres

Albrighton 1.1 miles, M54 J3 3.5 miles, Codsall 4 miles, Wolverhampton 7.5 miles, Shifnal 6.5 miles, Telford 10.5 miles



LOCATION

Poole Meadow House stands in an idyllic, semi rural location amidst glorious open countryside near to the Shropshire and South Staffordshire borders. A comprehensive range of local facilities are available within a few minutes' drive in the nearby village of Albrighton with the further, more extensive amenities afforded by Wolverhampton City Centre and the former new town of Telford being within convenient travelling distance.

Communications are excellent with local rail services running from both Albrighton and Cosford stations with mainline connections at Wolverhampton and direct services to Birmingham. The M54 is within easy reach facilitating fast access to Birmingham and the entire industrial West Midlands.

Furthermore the area is well served by schooling in both sectors within Wolverhampton, Newport, Shrewsbury and Stafford with the highly regarded Birchfield Preparatory School being within exceptionally easy reach.



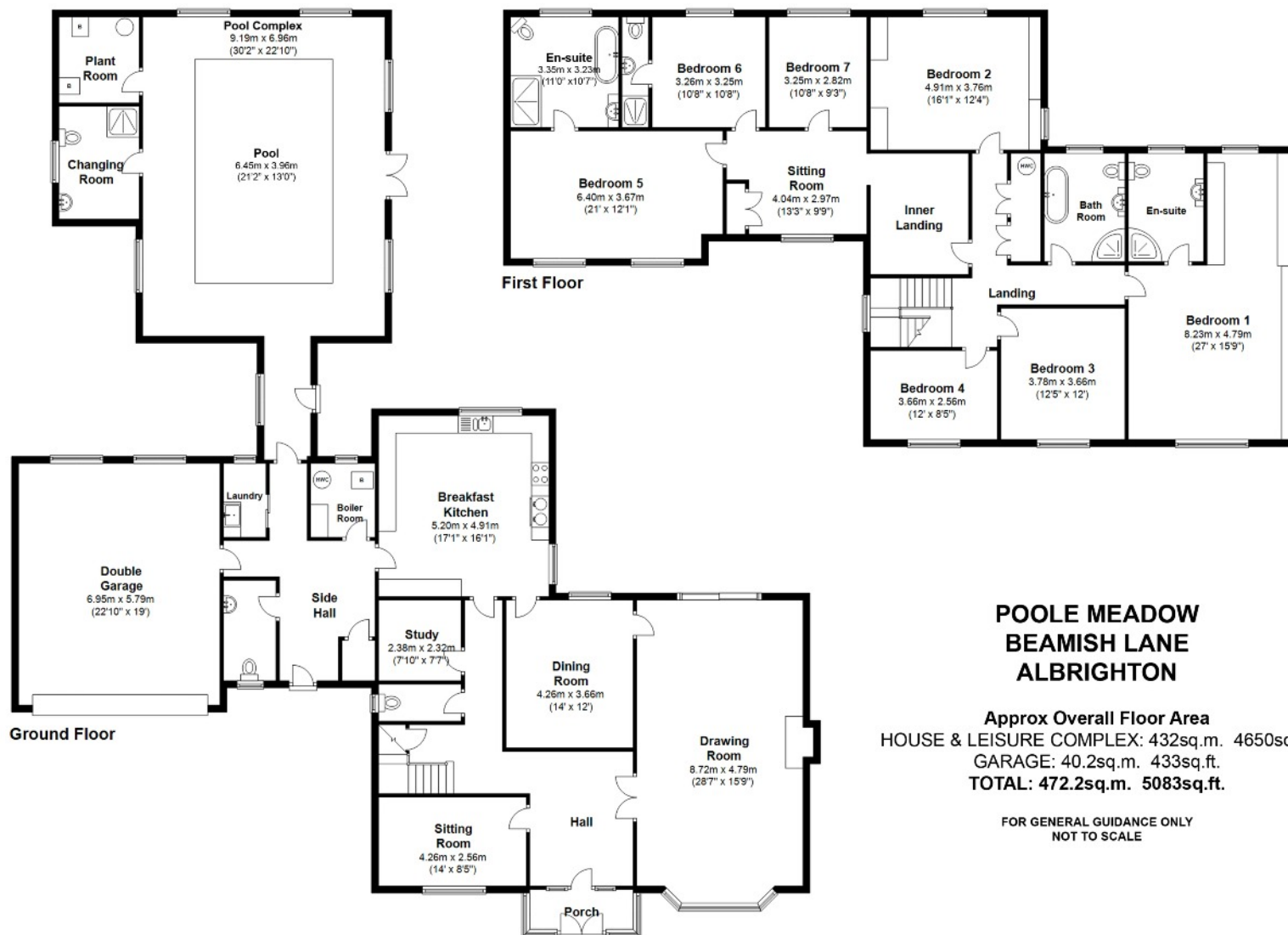
DESCRIPTION

Poole Meadow House is a substantial, detached family home which was built in the Georgian vernacular with attractive elevations and exceptional room sizes to both ground and first floors. There is a lovely blend of both formal and informal living areas, extensive bedroom provision to the first floor and a leisure complex with indoor swimming pool.

The property stands within extensive grounds with sweeping lawns and fenced paddocks with a total area of approximately 15.5 acres.

There is the additional benefit of a substantial range of outbuildings providing superb storage areas with one of the main outbuildings having the benefit of planning permission for development to provide four residential properties.

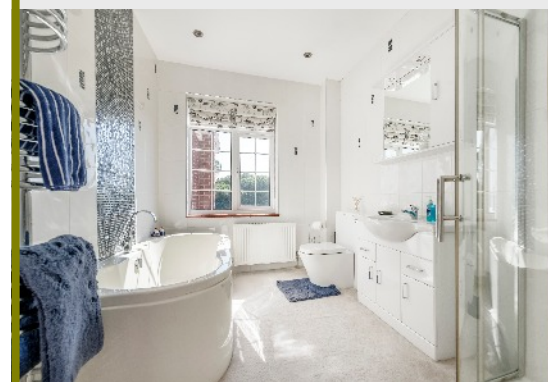




POOLE MEADOW BEAMISH LANE ALBRIGHTON

Approx Overall Floor Area
 HOUSE & LEISURE COMPLEX: 432sq.m. 4650sq.ft.
 GARAGE: 40.2sq.m. 433sq.ft.
TOTAL: 472.2sq.m. 5083sq.ft.

FOR GENERAL GUIDANCE ONLY
 NOT TO SCALE



POOLE MEADOW
 ALBRIGHTON

ACCOMMODATION

A double glazed PORCH has a panelled front door with inset fan light opening into the HALL with a GUEST CLOAKROOM and an internal STUDY with fitted desk unit. Glazed double doors from the hall open into the DRAWING ROOM which is a light through aspect with a bay window to the front and french doors to the rear garden, a white marble fireplace with granite hearth and cast iron log burning stove and a door to the DINING ROOM which is a well proportioned room with an interconnecting door to the kitchen. There is a SITTING ROOM with a window overlooking the front gardens and the BREAKFAST KITCHEN has a full range of wall and base mounted cupboards, a double oven Aga, a range of integrated appliances, a light corner aspect and a glazed door opening into the SIDE HALL with a secondary door to the drive, a storage cupboard, a LAUNDRY and a SECOND CLOAKROOM together with a UTILITY ROOM.

There is extensive accommodation to the first floor with a landing with storage cupboards. The PRINCIPAL SUITE has a large double bedroom with a light through aspect, a dressing area with fitted wardrobes together with a knee hole dressing table with chests of drawers and cupboards to either side together with a well appointed SHOWER ROOM EN-SUITE with a contemporary suite of WC, vanity unit with basin with cupboards to either side and mirrored cupboards above, a separate fully tiled corner shower, tiled walls with mosaic relief and a window to the rear. BEDROOM TWO has a light corner aspect with an extensive range of bedroom furniture, BEDROOM THREE is also a good double room in size and BEDROOM FOUR is, again, a well proportioned room. The BATHROOM has a well appointed suite with a panelled bath, separate fully tiled shower cubicle, vanity unit with wash basin and WC and tiled walls with mosaic relief. And inner landing opens into further bedroom areas which was previously used to provide home officering by the current sellers. There is a large SITTING ROOM with built in cupboards, a GUEST BEDROOM SUITE with BEDROOM FIVE which is a large double room in size with two windows to the front and a large and well appointed BATHROOM EN-SUITE with a panelled bath, separate double shower, WC with concealed flush and vanity unit with wash basin and mirrored cupboards above and tiled walls with inset mosaic relief. BEDROOM SIX has a small EN-SUITE shower room with a fitted suite of tiled shower, wall hung wash basin and WC and there is also a SEVENTH BEDROOM.

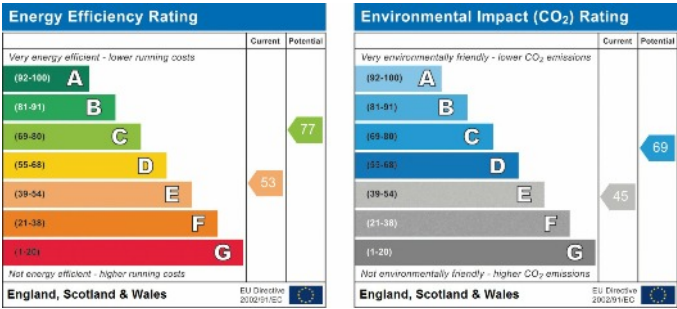
A door from the side hall opens into the LEISURE COMPLEX with a pool room with heated indoor SWIMMING POOL, CHANGING ROOM with shower, WC and basin, plant room. There is also an INTEGRAL OVERSIZED DOUBLE GARAGE with electric door, concrete floor, electric light and power and an internal door to the side hall.

OUTSIDE

The residence stands within beautifully landscaped and extensive gardens with an impressive frontage with a large, shaped front lawn. Wrought iron double gates open onto a large DRIVEWAY laid in brick pavious which provides ample off street parking for many vehicles, the lawns sweep around the sides and rear of the house and beyond the lawns are extensive PADDOCKS providing broadly level grazing with a beautiful, mature tree studded green backdrop and STABLING within the existing outbuildings.

OUTBUILDINGS

There is a substantial range of outbuildings including a brick built 100 foot length storage barn with a covered passageway with storeroom adjoining the second range of outbuildings for which planning consent has recently been allowed for the conversion to provide 4 residential homes. Alternatively the outbuildings could be used to provide extensive stabling for equine purposes, home officing or leisure facilities.



SERVICES

We are informed by the Vendors that all mains water and electric are connected, the heating is oil fired and drainage is to a private septic tank.

COUNCIL TAX

Band: G - Shropshire

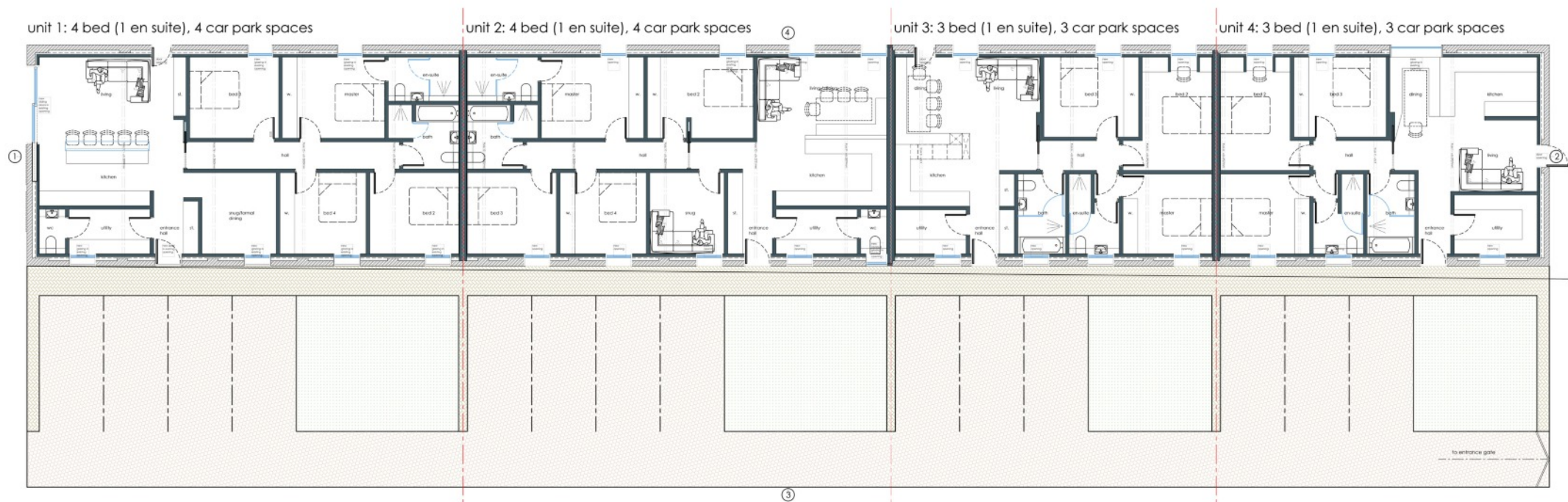
POSSESSION

Vacant possession will be given on completion.

VIEWING

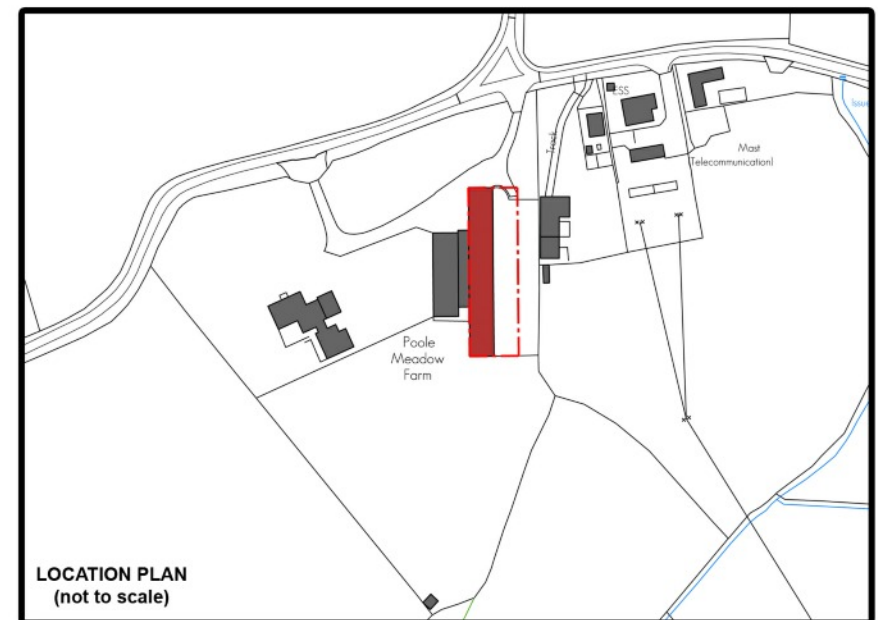
Please contact the Tettenhall office.

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.



PROPOSED BARNs POOLE MEADOW BEAMISH LANE ALBRIGHTON

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