



Heathton House, Claverley, Wolverhampton, Shropshire, WV5 7EB









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A classic Georgian period Grade II Listed country farmhouse set in around an acre of formal landscaped gardens to include a double garage, tennis court and a stunning outdoor heated swimming pool with summer house, near the village of Claverley.

Claverley - 1 miles, Bobbington - 2 miles, Wombourne - 4 miles, Bridgnorth - 7 miles, Stourbridge - 9 miles, Telford - 16 miles, Shrewsbury - 28 miles, Kidderminster - 12 miles, Wolverhampton - 9 miles.  
(All distances are approximate).

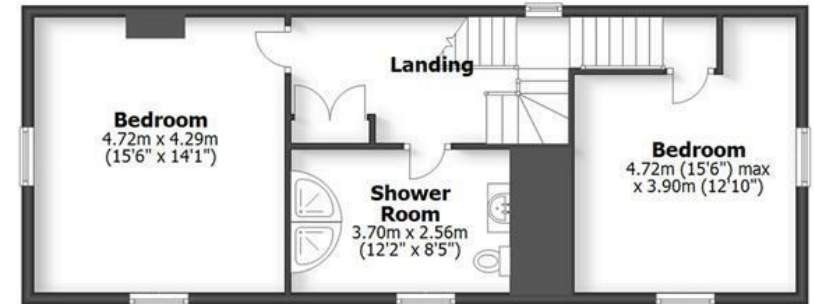
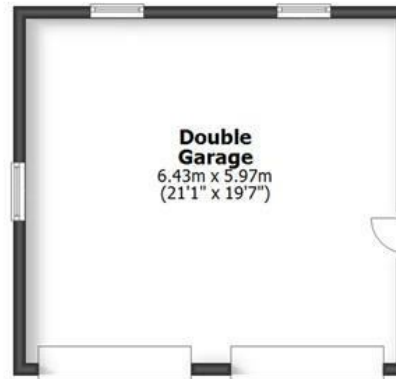
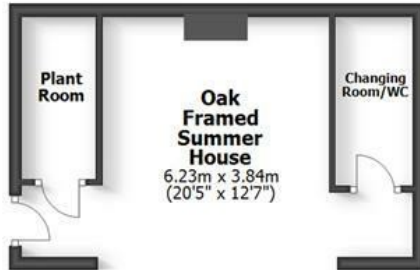


# HEATHTON HOUSE

HEATHTON, CLAVERLEY

HOUSE: 288.5sq.m. 3,105.4sq.ft.  
 GARAGE: 38.4sq.m. 413.2sq.ft.  
 SUMMER HOUSE: 23.9sq.m. 257.5sq.ft.  
**TOTAL: 350.8sq.m. 3,776.1sq.ft.**

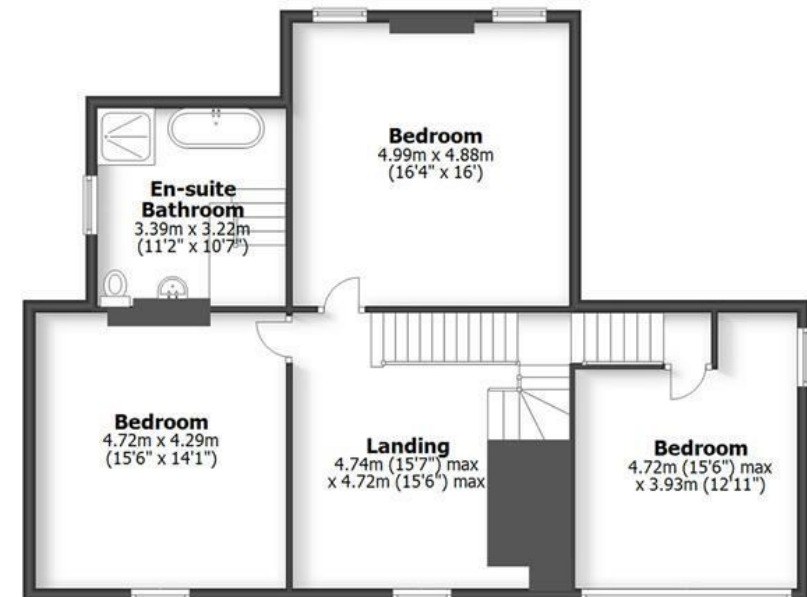
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Second Floor**



**Ground Floor**



**First Floor**



## LOCATION

Heathton is a delightful hamlet lying between the villages of Claverley and Bobbington, both of which contain popular primary schools and a selection of country pubs. The popular 'Old Gate at Heathton' is a short stroll from the house and provides an excellent meeting point for the community, with nearby local cricket, tennis and golf clubs. Further afield is the village of Wombourne, just over 4 miles away and the market town of Bridgnorth 7 miles. Both provide a good selection for shopping, medical services, cafes, restaurants and schooling.

## OVERVIEW

Dating to the late C18 with further extension and alternations in the C19 & C20, having undergone a full renovation over 20 years ago as part of the scheme with neighbouring barns to the rear. The family home extends to around a very generous 3,105sqft of living accommodation providing a timeless blend of elegance, comfort, and modern convenience.

The professionally landscaped grounds that extend to around an acre, include 100's of David Austin Roses and planting for all year round form and colour. The all weather tennis court is nestled beyond the parterre towards the natural flower meadow and pond, whilst the heated swimming pool (air source), is graced with an oak summer house for outdoor entertaining.

## ACCOMMODATION

Upon entering the property, the large reception hall is laid with oak flooring and features an exposed open fireplace with a sash window over the front lawn. Stairs rise off to the first floor. The living room, laid with oak flooring enjoys a dual aspect with folding doors that open to the southerly terrace and reflection pool, along with an open fireplace. Leading off the hall there is a sitting room having a Wenlock Stoves log burner set upon a quarry tiled hearth. Extending off the sitting room is a study area with a door and window out to the rear garden. The breakfast kitchen is fitted with bespoke painted units and comprising a dual ceramic sink unit, wood block worktops and an electric AGA. There is a separate laundry room with a guest cloakroom/WC. The boot room leads off the kitchen linking to the formal dining room and gives access to the rear gardens. From the dining room there is a side entrance and access to the boiler room.

Stairs from the reception hall rise to a large first floor split landing creating a wonderful library/sitting area. To this floor there are two generous double bedrooms both of which have sash windows overlooking the front gardens. The principal double bedroom suite, with two windows looking out to the rear, leads into the en-suite bathroom. From the landing a further staircase rises to the second floor landing providing a further two large double bedrooms and a luxury fitted shower room.

## OUTSIDE GROUNDS

Heathton House is set behind a gated driveway and lawned formal gardens to the front leading to the double garage. Within the grounds there is a landscaped outdoor heated swimming pool area with a stunning oak framed summerhouse which provides an open fireplace for heating the internal dining area along with a WC and changing room facilities. The position provides views across the pool lined with symmetrical planting. An all weather tennis court is discreetly positioned and the garden footpaths weave through a mature rose garden, parterre and vegetable garden leading to a wild meadow area with a selection of fruit trees and natural pond towards the rear boundary with open views across farmland and Shropshire countryside beyond. The landscaping includes a greenhouse, external lighting and irrigation system.

## SERVICES

We are advised by our client that mains electricity and water are connected. The central heating is LPG gas and drainage is via a communal treatment plant with the barns to the rear. Verification should be obtained from your surveyor.

## TENURE

We are advised the property is FREEHOLD. Vacant possession upon completion. Verification should be obtained from your solicitor.

## LOCAL AUTHORITY

Shropshire County council.  
Tax Band: G.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

Offers Around £1,350,000

EPC:

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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**BERRIMAN EATON**