



The Old Down School, The Down, Bridgnorth, Shropshire, WV16 6UB





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A few minutes drive from the market town of Bridgnorth, this elevated home has panoramic views over open countryside, a double garage and workshops. The modern accommodation is on three levels - viewing is highly recommended to appreciate the flexible living area that could accommodate independent extended family living or working from home.

Bridgnorth - 3 miles, Ludlow - 14 miles, Kidderminster - 17 miles, Shrewsbury - 23 miles, Telford - 16 miles, Wolverhampton - 19 miles, Birmingham - 32 miles. (All distances are approximate).

THE OLD DOWN SCHOOL

THE DOWN, BRIDGNORTH

HOUSE: 243.0sq.m. 2,615.9sq.ft.
GARAGE/OUTBUILDINGS: 104.4sq.m. 1,123.2sq.ft.

TOTAL: 347.4sq.m. 3,739.1sq.ft.

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



LOCATION

Only three miles from the Historic market town of Bridgnorth, this rural location lies near to Ludlow, Much Wenlock and Shrewsbury. Although Bridgnorth offers a full range of amenities, the West Midlands conurbation is an easy commute to many major centres and Euston via Wolverhampton Station Approx 1hr48mins. The area has an excellent choice of independent schools, whilst locally there is good primary and secondary state schools. The surrounding area is highly regarded for it's outstanding natural beauty and rolling hills with views from the house.

OVERVIEW

At first glance from the road the features of this home are not revealed. Once parked on the long drive the first impressions are the far reaching views and well maintained gardens with a range of outbuildings. Internally the accommodation is on three levels - a layout that could be adapted for additional independent living if desired. Dating back to 1884 as a local school, the property was re-developed into residential by a developer in 1994, with the present owners making much later improvements.

ACCOMMODATION

The fitted 'Dayrooms' kitchen includes a 4 oven AGA, dishwasher and fridge freezer, with a door giving outside access and internally extending into an open plan living/dining area that features an open staircase and log burner. There are additional fitted units and cloaks cupboard with furthers doors off to additional living areas that include a 'themed' dining room and spacious lounge. From the open plan area a further door gives access to the front entrance and walk in pantry.

On the ground floor, there is a walk through study area that gives access to the fourth bedroom and a shower room. Beyond stairs lead down to the lower level where there is a comprehensive utility housing the boiler and also including an oven, hob and sink unit. Beyond here is the large garden room with bi-folding doors to take in the elevated views in a south easterly direction.

To the first floor there is a most spacious galleried landing and three double bedrooms - the principal bedroom having a feature arched window with views and a guest bedroom having the shower room en-suite. The bathroom is fully fitted.

OUTSIDE

From the road a tarmac drive leads down the side of the property to a large turning area with good parking and access to the double garage with an adjoining store. There are two further purpose built workshops/garden stores with power, ideal for craft interests or made into a home office. The gardens are laid with lawn and flower borders meandering into a small fruit orchard, soft fruits and vegetable garden.

SERVICES

We are advised by our clients mains electricity and water are connected. In 2021 a new domestic waste management system (Ensign 12PE gravity outlet - Marsh Industries) was installed and is emptied annually (shared with the adjoining neighbour).

Part fibre BT broadband.

The central heating is oil fired.

AGA is LPG.

There are 2 wood burning stoves

There are solar panels proving a source for hot water

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council, Tax Band: F.

<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £685,000

EPC: D

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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