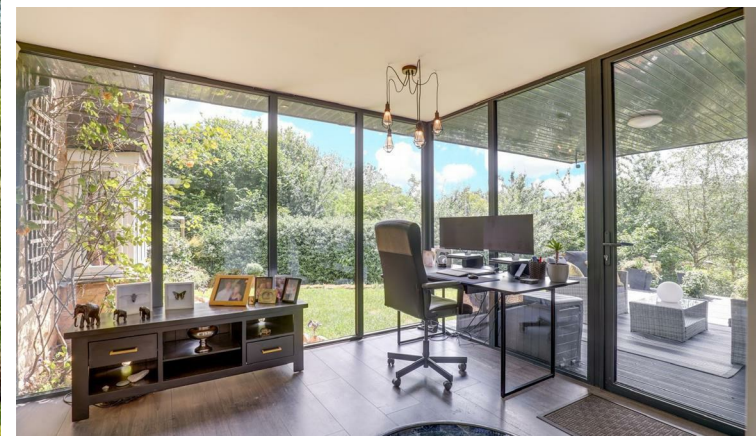




Monmoor Farm, Eardington, Bridgnorth, Shropshire, WV16 5LA

BERRIMAN
EATON





Monmoor Farm, Eardington, Bridgnorth, Shropshire, WV16 5LA

Within around 4.2 acres, this greatly improved residence is very discreet and private, just under 2.5 miles from the Historic Market Town of Bridgnorth in the Severn Valley. Enjoying a long driveway approach, there are outbuildings and a wonderful contemporary extension to the rear creating a 'live-in kitchen' and entertaining area with views.

Much Wenlock - 10 miles, Shrewsbury - 22 miles, Telford - 14 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Ludlow - 19 miles, Birmingham - 32 miles.

(All distances are approximate).

MONMOOR FARM
EARDINGTON

Open plan kitchen/Living Area
7.32m x 7.07m
(24' x 23'2")

Study Area
3.16m x 3.08m
(10'5" x 10'1")

Snug
4.17m x 3.93m
(13'8" x 12'11")

Music Room
3.93m x 3.01m
(12'11" x 9'11")

Pantry
3.41m x 2.13m
(11'2" x 7')

Games Room
5.09m (16'9") max
x 3.41m (11'2")

Living Room
4.54m (14'11") max
x 4.24m (13'11")

Reception Hall
4.90m x 3.31m
(16'1" x 10'10")

Porch

Bedroom
4.12m x 3.66m
(13'6" x 12')

Bedroom
3.66m x 3.00m
(12' x 9'10")

En-suite

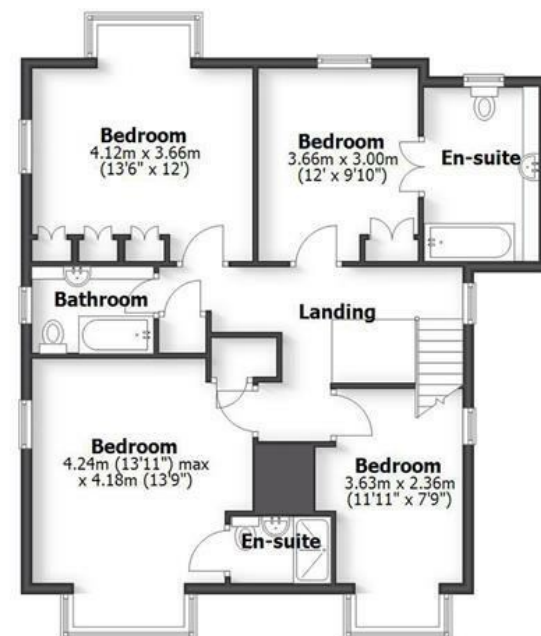
Bathroom

Garden Room
3.53m x 2.29m
(11'7" x 7'6")

Covered Terrace

Ground Floor

Ground Floor

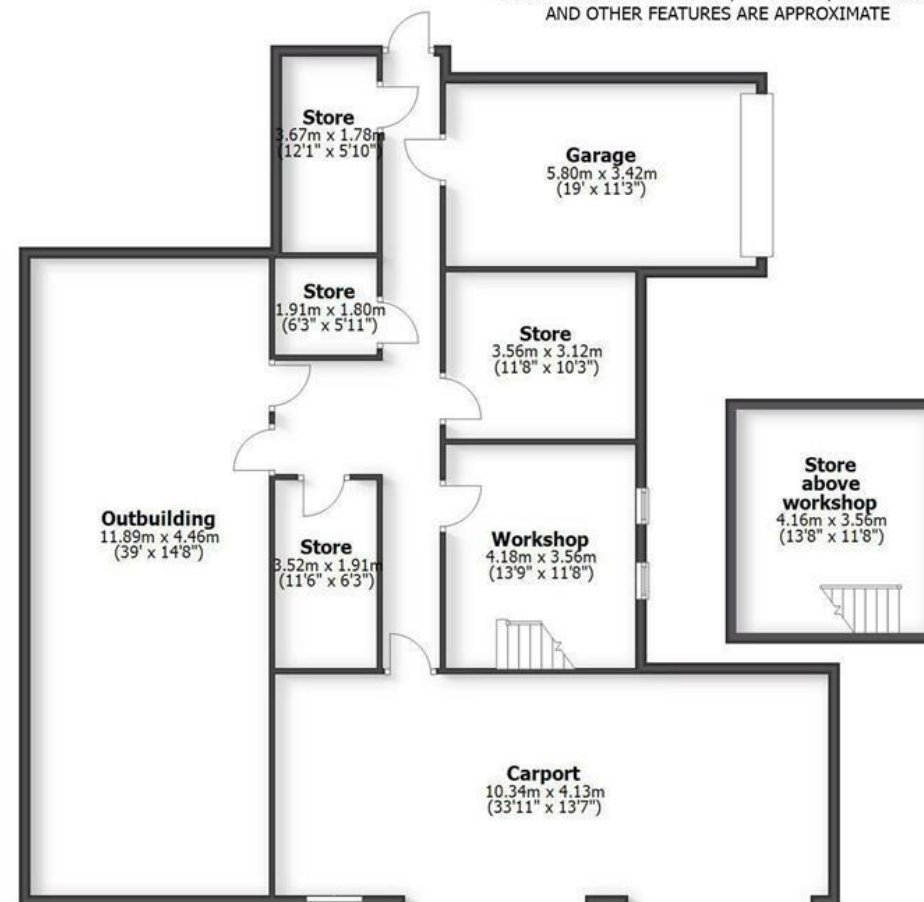


First Floor



HOUSE: 252.6sq.m. 2,719.2sq.ft.
OUTBUILDINGS, GARAGE & CARPORT: 216.8sq.m. 2,333.1sq.ft.
TOTAL: 469.4sq.m. 5,052.3sq.ft.

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



Outbuildings, Garage & Carport



LOCATION

This country home is located under 3 miles from the historic market town of Bridgnorth in the quiet Shropshire village of Eardington. There is easy access onto walks along the River Severn and viewpoints of the vintage Severn Valley Steam Railway. Located near-by are an excellent range of outdoor country pursuits to include golfing At Astbury Golf Club, fishing and sailing, along with an abundance of rural walking, horse riding and cycling along Route 45. Bridgnorth town offers an extensive selection of facilities including shops, primary and secondary schooling, health services, numerous pubs, cafes and restaurants. There is also a good selection of sports clubs, weekend markets, and local attractions.

OVERVIEW

The house is approached from a private lane and continues through the paddock to the property. The front part of the house dates back to the Edwardian era, dated 1926 with the older edition to the rear dating back to the 18th Century, the property boasts many original features to include large bay windows with stained glass inserts, high ceilings, exposed beams, fireplaces and a glass coved well with ambient lighting. The current owners have thoroughly updated the interior, including an impressive contemporary living space with a southerly rural outlook. The grounds extend to around 4.23 acres to include formal gardens and paddocks along with an extensive range of outbuildings, garaging and a garden room/gym with an elevated terrace for al fresco dining.

ACCOMMODATION

A front porch opens through into the reception hall having a stone floor and a staircase rising to the galleried landing along with access to an understairs storage cupboard and a ground floor wet room/WC fitted by Ironbridge Interiors. The main living room features a large bay window to the front elevation along with an ornate fireplace. Double doors from the hall lead through into the music room with a snug leading off featuring a beamed ceiling and a fireplace housing a wood burning stove. To the rear of the property the current owners have created a fantastic open plan contemporary living space incorporating a modern breakfast kitchen, sitting/dining area with an inset wood burner and study space which features a glass covered well. The kitchen, designed by 'Ironbridge Interiors' offers a range of fitted base and wall cabinets with composite worktops, breakfast bar and a range of integrated appliances to include a NEFF microwave and oven. NEFF dishwasher, washing machine and dryer and a wine fridge with the provision for an American style fridge/freezer and range cooker. This room is flooded with an abundance of natural light from the full height windows, sky lights and bi-folding doors that look out across the gardens with a private rural outlook beyond. From the kitchen, doors give access to a large walk-in pantry and an adjoining games rooms with original exposed stone walls and a beamed vaulted ceiling.

From the hall, the staircase rises to the first floor split level landing where there are four double bedrooms, two of which benefit from en-suite bathrooms. There is also a main family bathroom, designed and fitted by Ironbridge Interiors, comprising a modern suite to include a WC, hand basin and a bath with shower over.

OUTSIDE GROUNDS

On approaching the property, gated access over a cattle grid leads through the paddock leading to the driveway with ample parking and access to the garage, carport and outbuildings. The beautiful formal gardens extend around to the front, side and rear with well stocked beds and borders hosting a variety of mature trees and a selection of fruit trees. To the rear, patio and decked terraces extend of the living space creating wonderful entertaining areas which are seamlessly linked through the bi-fold doors. A detached garden room is currently used as a home gym with French doors opening onto an elevated terrace.

The extensive outbuildings provide excellent space which could lend itself to a variety of uses, currently providing carport, stores, workshops and garaging.

SERVICES

We are advised by our client that mains electricity is connected. LPG central heating, private water supply from a borehole and private drainage via a septic tank. Verification should be obtained by your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.

Tax Band: B.

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

Upon entering the village of Eardington, take a right turn signposted Eardington Village Hall onto School Lane. Continue to follow the lane along passing the village hall on your left. Take the 2nd turning on your left which will then take you onto the private driveway to Monmoor Farm.

Asking Price £1,000,000

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON