



The Coach House, Stableford Mews, Bridgnorth, Shropshire, WV15 5LS

BERRIMAN

EATON





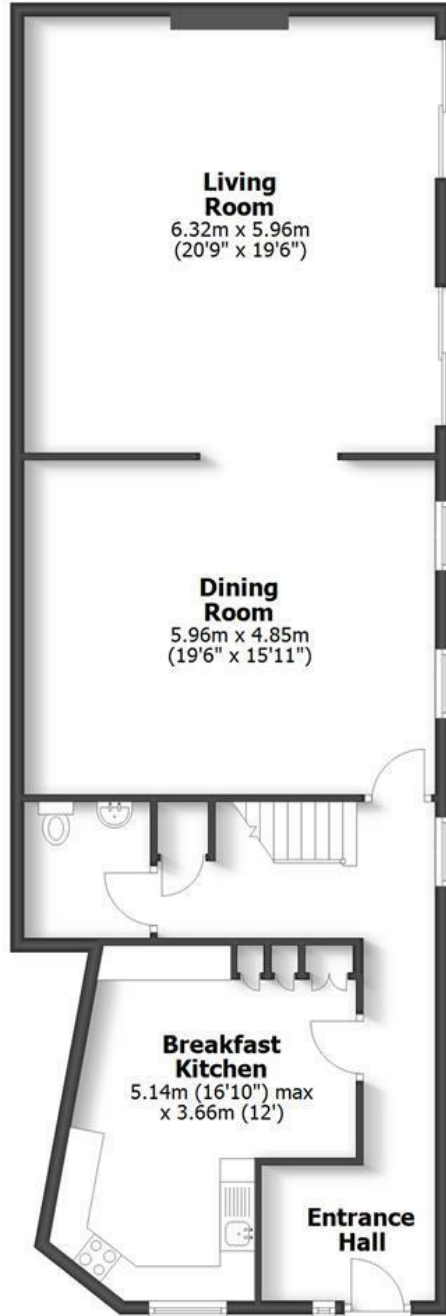
The Coach House, Stableford Mews, Bridgnorth, Shropshire, WV15 5LS

A beautifully presented former Coach House, offering deceptively spacious four bedroom, three bathroom living accommodation with a private walled courtyard garden to the rear set within the magnificent grounds of Stableford Hall.

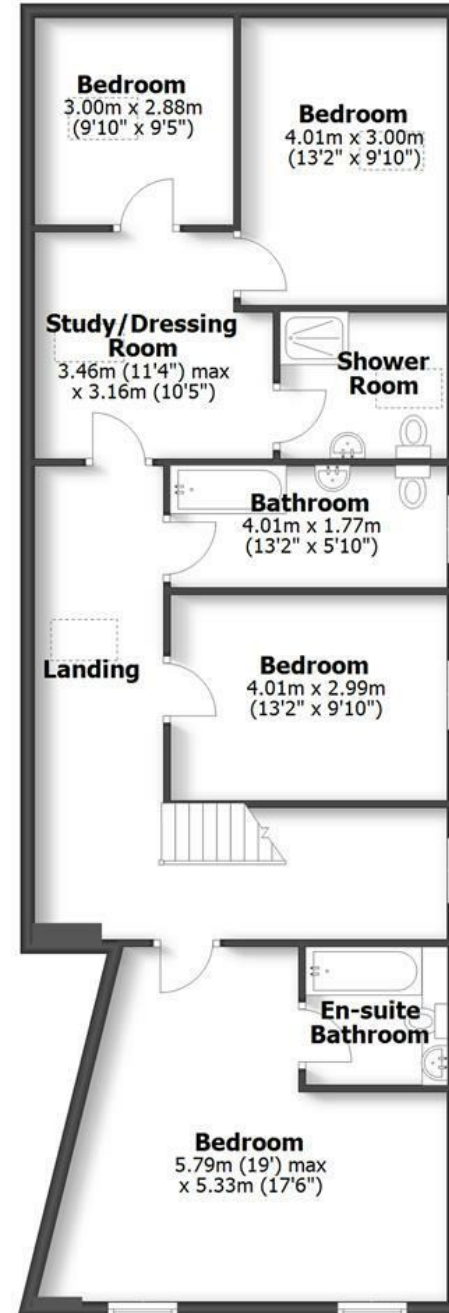
Bridgnorth - 6 miles, Telford - 9 miles, Shrewsbury - 26 miles, Kidderminster - 17 miles, Stourbridge - 14 miles, Wolverhampton - 13 miles, Birmingham - 25 miles. (All distances are approximate).

THE COACH HOUSE

STABLEFORD MEWS, STABLEFORD



Ground Floor



First Floor

HOUSE: 214.3sq.m. 2,306.3sq.ft.
GARAGE: 13.5sq.m. 145.6sq.ft.
TOTAL: 227.8sq.m. 2,451.9sq.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

Stableford is a small, picturesque Shropshire hamlet situated in the triangle between Wolverhampton, Telford and Bridgnorth all within easy access. More local amenities can be found in the picturesque village of Worfield with village sports facilities such as Golf, Cricket and Tennis clubs. The location gives easy access onto the M54 and the nearest train station is in Telford, (around 10 minutes).

ACCOMMODATION

The former coach house to Stableford Hall, this and three further Freehold barn conversions enjoy all the benefits of the shared tranquil setting within the manicured grounds and sweeping driveways. With a stable front door opening into the entrance hall, there is a breakfast kitchen overlooking the front aspect with matching base and wall cabinets, work tops and a selection of integrated appliances to include a fridge/freezer, separate under counter fridge, washer/dryer, oven and hob with extractor hood above. From the hall stairs rise off to the first floor bedrooms, with an understairs cupboard and a guest cloakroom/WC. There are two large reception rooms. A formal dining room with an adjoining living room featuring an exposed brick fireplace with a wood burning stove. Two sets of sliding patio doors open out into the courtyard garden.

From the hall, stairs rise to the large landing area with doors off to the bedrooms and bathroom. The principal double bedroom suite features a vaulted ceiling with exposed arched beams, windows to the front elevation and an en-suite shower room comprising a bath with shower over and a vanity unit incorporating a WC and hand basin. From the landing there are three further double bedrooms a family bathroom and a separate shower room. A further versatile room is currently used as a home office, but could easily be adapted to become an occasional bedroom or dressing room to service the two adjoining bedrooms.

OUTSIDE

Approached via the shared driveway to Stableford Mews, there is a gravelled area directly to the front of The Coach House with a private parking space and single garage around to the side. To the rear is a pretty, private courtyard garden which enjoys a most peaceful aspect. A rear gate gives access out to the communal grounds and two brick stores to the rear that adjoin the property. The Coach House and adjoining barns enjoy the communal grounds of the hall which extend to around three acres for a small service charge.

SERVICES:

We are advised by our client that mains drainage and electricity are connected. Metered LPG gas central heating. Verification should be obtained from your surveyor.

COUNCIL TAX:

Council Tax Band: F

Shropshire Council www.mycounciltax.org.uk/content/index

TENURE:

We are advised by our client that the property is FREEHOLD. A monthly service charge of approximately £92.78 is payable for the upkeep of the communal grounds and public liability, Verification should be obtained by your Solicitors.

VIEWING ARRANGEMENTS:

Strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

Leaving Bridgnorth on the A442 towards Telford, after three and a half miles at the top of the hill turn right, follow the lane (do not turn off) to the B4176, turn left then immediately right (signposted Stableford/Badger), continue for approximately 150 yards forking off to the left signposted Stableford Mews.

Price £580,000

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.







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