



**The Lotus Bungalow, Studio & Land, Stableford Road, Ackleton, Wolverhampton, Shropshire,
WV6 7IH**

BERRIMAN
EATON





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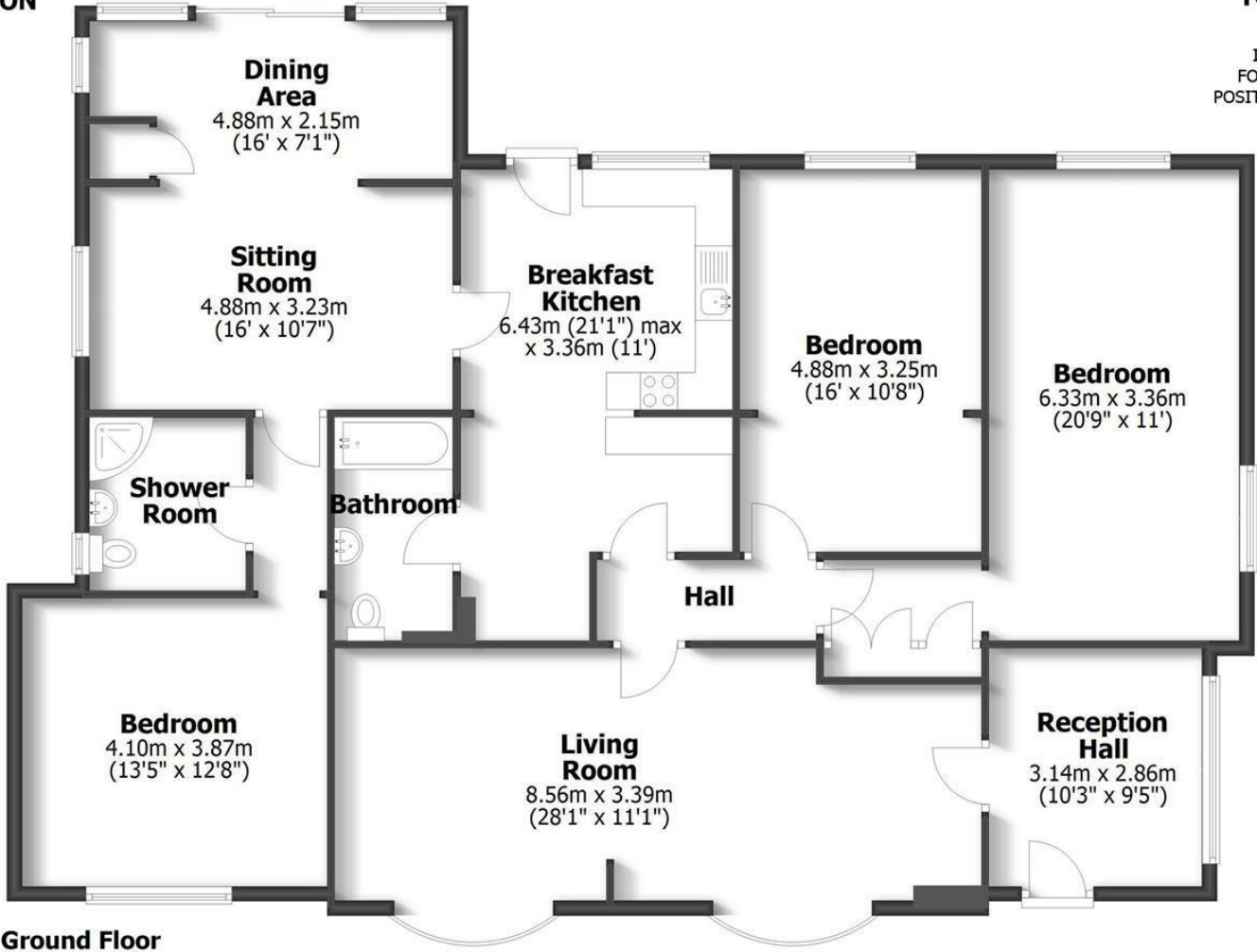
IN 1.6 ACRES with planning permission to extend, this is a rare opportunity to acquire a detached bungalow with great scope within the village of Ackleton - a small Shropshire village for those that love good walking in the countryside, yet remaining most convenient for commuters being between the A41 and the B4176.

Pattingham - 3.5 miles, Albrighton - 5 miles, Bridgnorth 7 miles, Telford - 10.5 miles, Wolverhampton - 12 miles, Shrewsbury - 26 miles, Birmingham - 27 miles, M54 (J3) - 6.5 miles
(All distances are approximate).

THE LOTUS STUDIO
STABLEFORD ROAD, ACKLETON

TOTAL: 163.8sq.m. 1,762.6sq.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

The bungalow fronts onto Stableford Road, but only with pedestrian access as the driveway entrance is further along the lane with post and rail fencing and gate. This long driveway leads up to the rear of the property. Ackleton village is situated between Wolverhampton, Bridgnorth and Telford, just off the B4176 Telford to Wolverhampton/Dudley road, this makes an ideal commuter destination. The small and sought after village, is known for it's many rural walks including Badger Dingle, having local facilities within easy reach in the nearby villages of Albrighton and Pattingham with a small convenience store located nearby at Rudge Heath.

PLANNING

This 1.6 acre site is an extensive area adjoining open countryside on the one side and the walled garden of Ackleton House to the rear. Planning permission was passed in 2006 with plans to extend the bungalow into a two storey impressive home.

Planning application number: BR/APP/FUL/06/0649 (can no longer be viewed online, but we have drawings available to view upon request). We understand a material start commenced, so the planning will be in perpetuity.

ACCOMMODATION

The current property presently comprises: A front reception hall which leads through to a large living room with two bow windows to the front elevation along with a feature Coalbrookdale fireplace. From the inner hall a door opens through into the breakfast kitchen with a back door and window to the rear. The kitchen is currently fitted with matching base and wall units, work tops over, sink unit, built in oven/grill and an electric hob. There is the provision for a washing machine and fridge/freezer. Leading off the kitchen, doors open into the sitting room with adjoining dining area having a sliding door and windows looking out to the gardens. A storage cupboard houses the oil fired central heating boiler.

There are three generous double bedrooms along with two bath/shower rooms.

OUTSIDE

In this large 1.6 acre plot, the gated access off Stableford Road, is on the edge of the village with a long private driveway that leads through the grounds to a large parking area and extensive gardens to the rear. Landscaped with a large terraced garden with three fish pools and ornamental shrub and flower borders, along with a brick stable that stands to the rear bordering the walled garden of Ackleton House.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

TENURE

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

COUNCIL TAX

Tax Band: E.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

POSSESSION

Vacant possession will be given on completion.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

DIRECTIONS

On entering Ackleton from the B4176 onto Folley Road, continue through the village to the junction. Turn right where the entrance to The Lotus Studio is just beyond the barns on the right hand side.

Offers Around £650,000

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.







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