



WINNAL HOUSE

KINLET | NR. BEWDLEY





WINNAL HOUSE | KINLET | NR. BEWDLEY | WORCESTERSHIRE | DY12 3BN

Completely renovated in 2002, this Georgian Farmhouse with just under 4 acres offers an amazing semi-rural experience, not only with outstanding accommodation, but with good outbuildings, orchard, formal knot garden and paddocks, near the village of Kinlet.

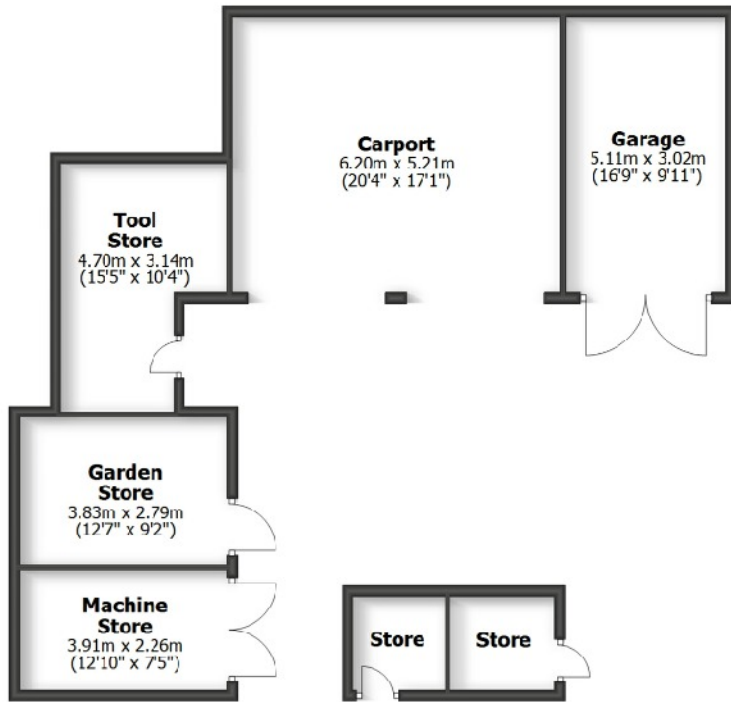
Bridgnorth 9 miles, Bewdley 6 miles, Cleobury Mortimer 4.5 miles, Worcester 20 miles, Wolverhampton 23 miles, Telford 21 miles, Birmingham 27 miles
(all distances are approximate)

WINNAL HOUSE

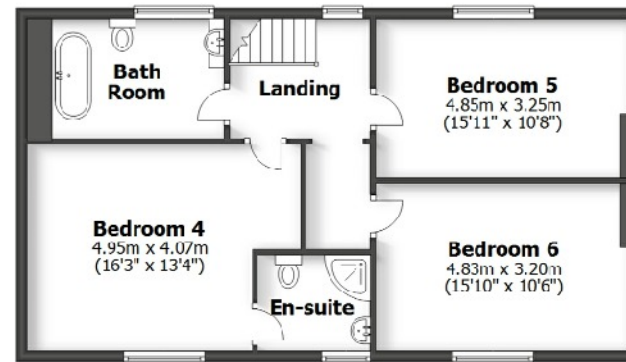
KINLET

HOUSE: 321.7sq.m. 3463sq.ft.
 CELLARS: 38.4sq.m. 413sq.ft.
 OUTBUILDINGS: 88sq.m. 947sq.ft.
TOTAL: 448.1sq.m. 4823sq.ft.

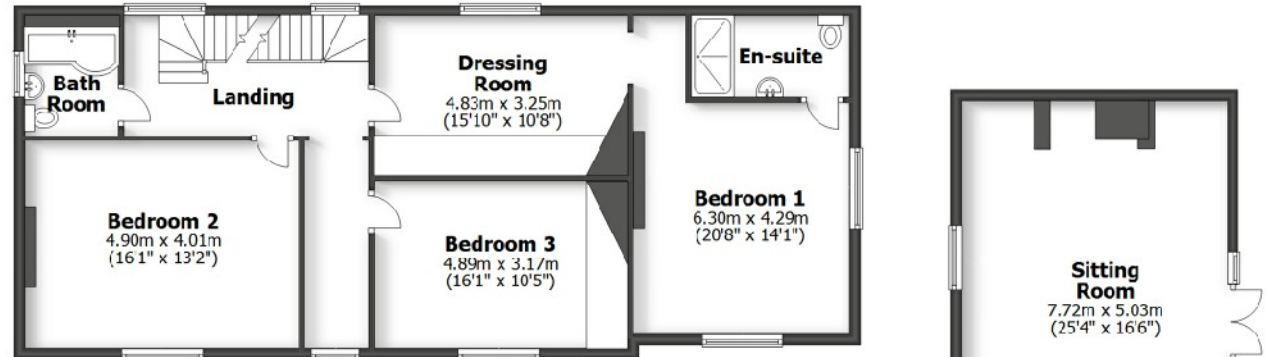
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



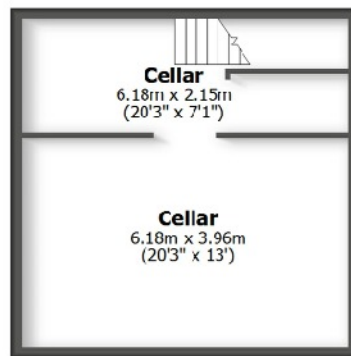
Outbuildings



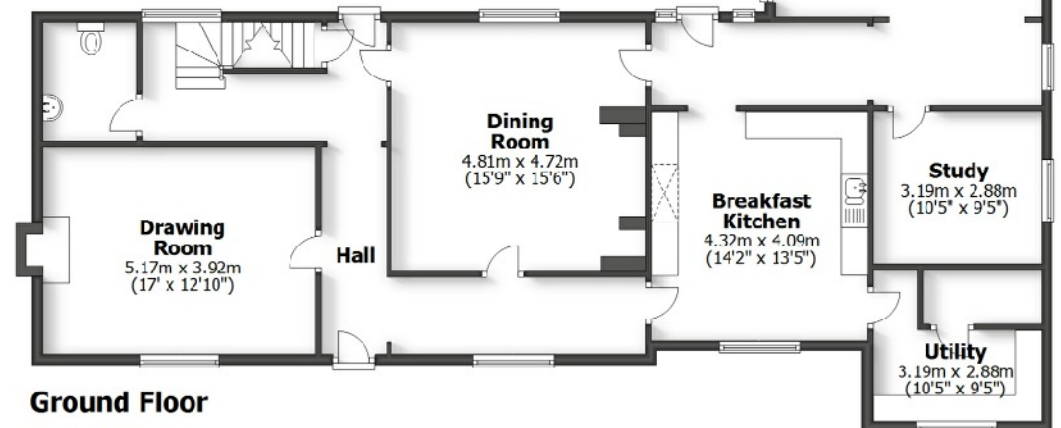
Second Floor



First Floor



Cellars



Ground Floor

LOCATION

The small Shropshire village of Kinlet with its medieval Church, Primary School and local pub, lies close to the Worcestershire border between the towns of Bewdley and Bridgnorth near the Wyre Forest and Clee Hills. The location is abundant with countryside footpaths and outdoor activities, whilst there is a much wider range of amenities in near-by Bridgnorth and Cleobury Mortimer. Winal House was previously a working estate and now the barns to the rear have been converted into six homes using the same access from the B3463, with the main house having a further driveway through remote control gates.

DESCRIPTION

Winal House is a fine, period property with origins in the 1700's, completely renovated with high quality kitchen and bathroom fittings with under floor heating in the bathrooms and many rooms with LED down-lighters. The improved layout facilitates modern family living, yet much of the character and charm has been retained with lovely fireplaces and log burners, exposed beams, decorative archways and more recently fitted beautiful award winning Optima 'flush sash' double glazed windows to compliment the period and bringing the house up to an exceptional modern standard.

ACCOMMODATION

Entering from the portico porch into a LARGE RECEPTION HALL with oak flooring and original archways. The staircase is located to the rear with a LUXURY GUEST CLOAROOM. Steps lead down to the CELLAR rooms. The DRAWING ROOM features a slate fireplace with a log burner and flanked by fitted shelving, ceiling down lighters and views to the front. The DINING ROOM with part panelling and an oak floor, has an inglenook fireplace having a fitted log burner and window to the rear with doors to the front and rear halls. The BREAKFAST KITCHEN is fitted with solid wood units having chrome iron monger trim, wooden work tops, integrated dishwasher, fridge, enamelled sink unit, oak flooring, extractor hood and Belling range oven with induction hob. A separate UTILITY includes a Belfast sink, oil central heating boiler and plumbing for a washing machine. A hall to the rear gives access to the rear courtyard and to the SITTING ROOM a pleasant large family space with exposed rafters, log burner in a brick surround, door to the courtyard and double patio doors to the terrace. From the sitting room the STUDY can be accessed.

On the FIRST FLOOR stairs continue to the second floor. PRINCIPLE BEDROOM SUITE includes a large DRESSING ROOM with fitted wardrobes and views to the rear, leading into the BEDROOM with views to the front and side with a door to the EN-SUITE, fully tiled with a walk in shower (dual head), WC, vanity unit, mirror and heated towel rail. There are TWO FURTHER DOUBLE BEDROOMS on this floor with

the HOUSE BATHROOM comprising: dual vanity unit with mirror, WC, dual end bath with complimentary tiling and heated towel rail.

The second floor rooms lead off the landing to: THREE FURTHER DOUBLE BEDROOMS, one with a fully tiled EN-SUITE fitted with a corner shower, WC, vanity unit and heated towel rail.

OUTSIDE

Entering through the electric wooden gates into a large gravelled driveway that leads from the front parking area to the rear courtyard that includes a range of outbuildings: ENCLOSED GARAGE with SIDE STORE and WORKSHOP, DOUBLE FRONTED OPEN CARPORT, further GARAGE, BRICK STORES and GARDEN SUMMER HOUSE. Each has power and lighting.

The extensive gardens have been landscaped with a south westerly terrace that leads from the sitting room, a large enclosed orchard and two fenced paddocks. At the rear of the house, doors open onto a southerly paved and enclosed courtyard with gate access leading to the formal knot garden. Having box hedging and paved footpaths, the beds are planted with hundreds of spring bulbs and David Austin Roses for colour from spring to the autumn. The total plot size is approximately 3.77 acres.







PHOTOGRAPH TAKEN JUNE 2020



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SERVICES We are advised there is oil fired central heating, private drainage and mains water and electricity. Verification should be obtained by your surveyor.

TENURE The property is FREEHOLD

LOCAL AUTHORITY Shropshire County Council. <http://www.mycounciltax.org.uk/content/index>

VIEWING ARRANGEMENTS Strictly by appointment

FIXTURES AND FITTINGS By separate negotiation

DIRECTIONS From Bridgnorth travel along the Cleobury Mortimer Road (B3463) passing through Billingsley. Continue straight on after the turning to the (B4555) Highley road, continue for half a mile into the 40MPH where just after there is a turning on the left hand side into a track. Turn into the track and at the first set of double gates on the right press the buzzer.
For WHAT THREE WORDS APP: fear.costs.encode

ENERGY PERFORMANCE RATING Rating: 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.



13-15 High Street
Tettenhall
Wolverhampton
WV6 8QS
Tel: 01902 747744
Email: tettenhall@berrimaneaton.co.uk

22-23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
Tel: 01746 766499
Email: bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
Tel: 01902 326366
Email: wombourne@berrimaneaton.co.uk

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