



Naboths Vineyard
Bridgnorth Road, Pattingham, WV6 7EH

peterjames
PROPERTY

Naboths Vineyard

Unique country property comprising of a beautiful 4-bedroom detached house, a self-contained, single storey 2-bedroom annex and approx. 23 acres of land

Naboths Vineyard

Hall
Downstairs wc
Breakfast kitchen
Utility
Lounge
Dining room
Cinema room/second sitting room
Master bedroom with ensuite and steam room
First-floor landing with study
Three double bedrooms
Family bathroom
Landscaped garden

Naboths Cottage

Hall
Lounge
Two bedrooms
Additional reception room/3rd bedroom
Bathroom

Approx. 23 acres of land
Paddocks, Barn, Stabling



Naboths Vineyard

A unique country property comprising of a beautiful 4-bedroom detached house, a self-contained, single storey 2-bedroom annex, and 23 acres of grounds (approx.). Enjoying magnificent rural views from all elevations and excellent equestrian facilities, ideal for a multi-generation family looking for a relaxed country home with excellent commuter links.

Almost equidistant between the picturesque market town of Bridgnorth and the city of Wolverhampton, this unique country property sits within miles of open countryside on the border between Shropshire and Staffordshire, offering a relaxed pace of life with the benefit of exceptional commuter links. Occupying a total of approximately 23 acres, the property's principal dwelling is a beautifully presented 4-bedroom detached house, alongside a 2-bedroom self-contained, single-storey detached annex. Both constructed within the last nine years to an excellent standard, the house and annex boast a high-quality finish throughout, including oak-effect tilting sash windows, oak-veneer internal doors, and bespoke brass door furniture. The slightly elevated position affords incredible, far-reaching views across the surrounding landscape, as far as the distant Cleve Hills to the west. Within, the house includes a large lounge with stunning inglenook fireplace, a dining room, and a second sitting room having an integrated speaker system, ideal as a home cinema space. The breakfast kitchen is very well appointed with a sizeable utility off, while the first-floor landing provides a useful study area. Four double bedrooms, including the master bedroom with en suite, can be found upstairs, all generously proportioned with superb rural views. Three of these bedrooms enjoy dual-aspect views and characterful vaulted ceilings. The self-contained annex has been thoughtfully designed in coherence with the main property, comprising an open plan living and dining space with stylish kitchen area, a spacious bathroom, one double bedroom, one single bedroom, and a sizeable study or playroom. Surrounding the property, the attached land includes multiple equestrian paddocks, landscaped gardens with orchard, barns, stabling, and extensive parking. A private walled garden is also available to the rear of the main house. Please be aware that the property's energy systems are entirely self-sufficient from the national grid, utilising a combination of solar power, diesel-generated energy, bottled gas, a wood-burner, an air-sourced heat pump system, and a back-up immersion heater.

Naboth's Vineyard

The front door of the main house opens to a spacious, L-shaped **hall** laid with attractive parquet-style Karndean flooring. A door to the left reveals a useful cloak cupboard and the first room along the hallway provides an excellent **home cinema** or second sitting room. This pleasant dual-aspect space includes an integrated speaker system and enjoys views towards fields at the front of the property. Adjacent, the **dining room** is also of a good size, offering a more formal reception room beside the beautiful **lounge**. Arranged around a stunning inglenook brick fireplace with wood-burner, the cosy yet very spacious lounge enjoys triple-aspect glazing including patio doors and windows set into the fireplace. At the end of the hall, the well-presented **downstairs WC** sits beside the **breakfast kitchen**, which is of an excellent size and appointed to a high standard. Furnished with cream panelled units enhanced by ornate detailing, topped with lengths of sparkling black granite featuring incredible natural stone inclusions, the kitchen includes an island with breakfast bar, a freestanding, portable unit set on castors, and a lovely bay window with window seat. Appliances include a large black range cooker with gas hob, a microwave, dishwasher, fridge-freezer, warming drawer, bottle chiller, and a filtered water tap, in addition to two Belfast sinks. A door opens to the walled garden at the rear and the sizeable **utility** can be found off, fitted to match the kitchen with oak-style worktops and space for appliances.

From the hall, stairs ascend to the first floor where **bedroom two** is located on the right. A beautiful triple-aspect room, the second bedroom is an excellent double with fitted wardrobes including a dresser-wardrobe which conceals a vanity unit with mirror and lighting. The **fourth bedroom** can also be found off the landing and provides a spacious double. A further wide corridor, ideal as home office space, leads towards **bedroom three**. This charming triple-aspect room boasts considerable character and extensive fitted storage, including wardrobes, a dresser, a window bench and cupboards. The **family bathroom** can also be accessed from here, a substantial and very well-appointed space tiled in modern neutrals with an excellent white suite including a Phoenix spa bath with integrated TV, a timber vanity unit, and a walk-in shower. To the right of the study space, the **master bedroom** is similarly charming with a dual aspect and superb views across the surrounding countryside, leading to the **en suite**. Well-presented with contemporary tiling, the en suite includes white Heritage fixtures and a walk-in steam shower.

A walled garden is provided to the rear of the house, planted with roses and offering a private garden space for the main house.



Naboth's Cottage

The annex is situated close to the main house and includes a patio area to the front, enclosed by a wall and fencing. The front door opens to a **hallway** laid with grey wood-style floor tiles and having steps to the **study/playroom**, a versatile room leading to the excellent open-plan **living and dining area**, with flooring to match the hall. The **kitchen** area sits off the main living space and is very well-appointed with taupe units, hardwood worktops, a Belfast sink, and a breakfast bar. Space is available for a freestanding cooker with bottled gas connection point, in addition to an integrated washing machine and fridge-freezer.

The **master bedroom** is located to the right of the hallway, a generously proportioned double room with dual-aspect windows. Off the study area, the **bathroom** is also of an excellent size with attractive blue tiling and a white suite, including a bath and a walk-in shower. The **second bedroom**, a spacious single, is situated off the living area.

This large country property is very private and almost entirely invisible from the road, accessed via a sweeping, gated driveway which passes several of the property's paddocks and offers magnificent views across open countryside to all sides. The house and annex are surrounded by approximately 23 acres of land, encompassing five livestock paddocks of various sizes, several barns, stabling, and plenty of parking space. To the front, the property includes a landscaped garden with lawns, mature trees including rowans and a sizeable willow, and an orchard area, offering fruit trees and a large chicken pen enclosed by electric fencing. The diesel generator is housed within a storage container on the property, while the solar panels and the Geotherm VWL155/1 air-sourced heat pump are located behind the main house.

Situation

Positioned roughly equidistant between Wolverhampton and the very pretty market town of Bridgnorth, this superb rural property is enveloped by the glorious countryside which separates these two distinct and diverse conurbations and is ideal for an equestrian lifestyle. Bridgnorth is a popular destination for shoppers and foodies alike, thanks to its choice of eateries, independent retailers, chain stores and established weekly markets. The property is ideal for commuting, with rail connections available at both Codsall and Albrighton and access to the M54 motorway provided nearby. Local trunk roads, including the A449, A5, and A41, can also be reached with ease. The area is recognised for its excellent selection of schooling to both sectors, with village primary schools at Worfield, Perton, Pattingham, and Codsall, in addition to secondary schooling at Bridgnorth, Shifnal, and Codsall, and a choice of well-regarded independent schooling offered across Telford, Wolverhampton, Shrewsbury, and the surrounding area.



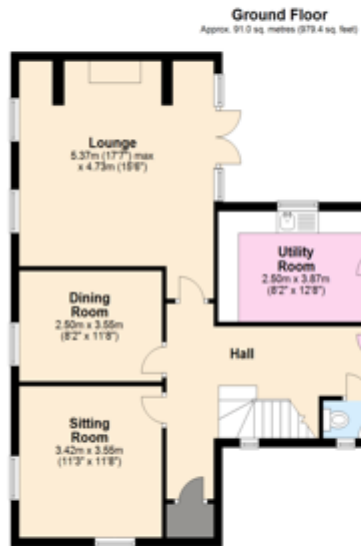
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Total area: approx. 182.3 sq. metres (1962.7 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanIt.

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Total area: approx. 53.7 sq. metres (577.8 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanIt.

Naboths Cottage

EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.