

6 Apley Hall Mews, Apley Park, Bridgnorth, Shropshire, WV15 5NE

BERRIMAN
EATON

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Having three double bedrooms and an open plan 'live-in' kitchen, this period mews is located on the rural Apley Estate, enjoying a private southerly garden extending to a small woodland area with private parking and use of around 17 acres of communal grounds.
Bridgnorth 8 miles - Telford 9 miles - Wolverhampton 14 miles - Shrewsbury - 21 miles - Birmingham 28 miles.
(All distances are approximate).

LOCATION

The Apley Estate has been handed down through generations and is owned by the Trustees of the Estate of the 5th Lord Hamilton of Dalzell. The private Tarmac mile long drive leads through a glorious rolling parkland landscape to the River Severn and gives gated access to the Hall and Courtyard houses that is owned by a residents Management Company for the upkeep of the properties, communal areas and a separate vineyard. Although feeling very rural, once into the village of Norton on the A442, there is easy access to the major road network with links to the M54 and Telford train station along with Apley Farm Shop offering a comprehensive range of amenities to include a local butcher, delicatessen and cafe. Day to day amenities can be found in the historic Market Town of Bridgnorth, or the newer shopping selections in Telford.

SUMMARY

This period Grade II listed mews house, converted in 2005 with a private garden and parking to the rear, presents an opportunity to live within a shared15 acre setting of communal grounds to the Hall and mews houses. There are five mansion house conversions and 12 courtyard houses. Purchasing a permit, residents can enjoy the miles of cross country walking and cycling through this beautiful area, including bridge access over the River Severn to the old railway line to Coalport, Ironbridge and Bridgnorth. Within the grounds the residents have use of a communal gym/games room and share options in their own vineyard extending to over half an acre.

ACCOMMODATION

The deceptive interior accommodation comprises: Spacious entrance hall with stairs to the first floor galleried landing, open plan living room with views over the southerly facing garden. The L-shaped dining kitchen makes a fabulous entertaining space with a high-quality kitchen including sink unit, integrated fridge, freezer, oven, hob, extractor hood and dishwasher. The worktops Quartz stone with a breakfast bar and two windows overlooking the rear garden, the floor tiling continues into the open plan living area with a further door off Into a downstairs fitted shower room including a shower, WC and hand basin. Additionally there is an integrated washing machine. A door from this bathroom (acting as an en-suite), joins a double bedroom with a range of fitted wardrobes and door back to the living area.

From the first floor landing, there are two large double bedrooms, having an interconnecting bathroom comprising a P shaped bath with shower over, handbasin and WC. The principal bedroom suite has a good range of fitted bedroom furniture with additional eavestorage space. The second double bedroom currently has partitioning and a door to make a separate dressing room space.

OUTSIDE

The property is approached via the second entrance and bearing right, follow the gravel drive round to the rear of the properties where there are two dedicated parking spaces directly behind number 6. Once parked, a footpath leads through the lawned rear garden to the back door. Enjoying a southerly aspect, there is a sun terrace, yew hedge boundary and across the gravelled driveway there is a further small coppice area with spring bulbs that has a gate leading onto the residents communal walks. No 7's parking is beyond the gravelled area and forms the end of the drive. A store is located along side the Gym building.

TENURE

The Freehold is owned by Apley Hall Management Company with each property owner having a share. The lease of 199 years is from 2007. Verification should be obtained by your solicitor.

SERVICES

We are advised by our client that mains electricity and water are connected no mains gas. There is a communal sewage treatment plant. The central heating is oil fired. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Tax Band: E.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth heading out towards Telford on the A442, continue for approximately 6 miles. On entering the village of Norton take the left hand turn immediately after The Hundred House restaurant into Cheswardine Lane. Follow this road straight along where you will pass over 2 cattle grids taking you down to Apley Hall. Fork off to the right taking you over another cattle grid and turn left into the mews. Continue around to the right taking you around to the rear where there is private allocated parking.

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Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£375,000

EPC: D

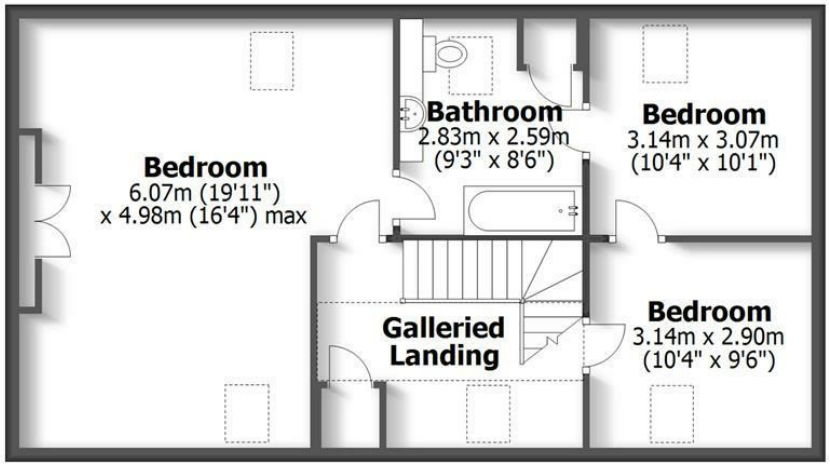
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.






6 APLEY HALL MEWS

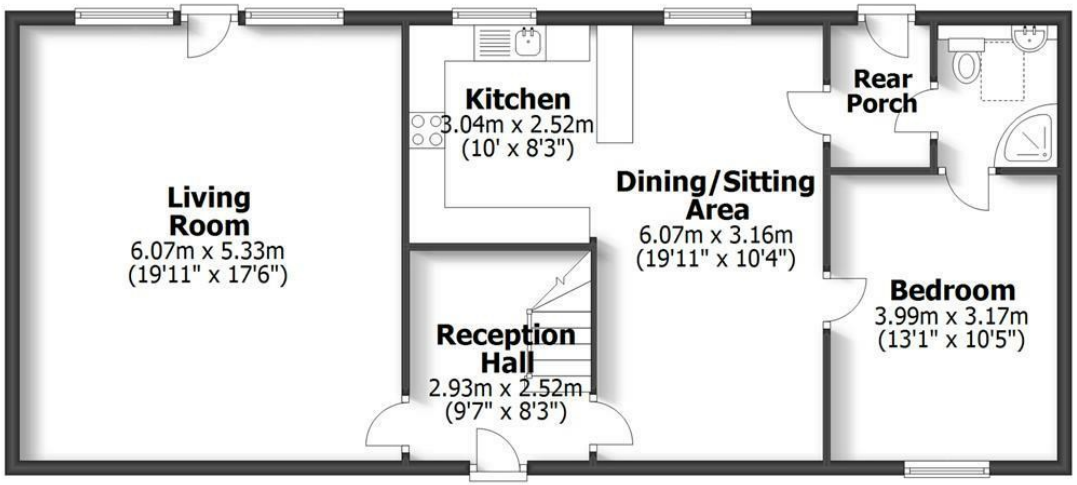
APLEY PARK, SHROPSHIRE



First Floor

TOTAL: 154.0sq.m. 1,658sq.ft.

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



Ground Floor







