



St. Peter's House & Annexe, Monkhopton, Bridgnorth, Shropshire, WV16 6SB

BERRIMAN

EATON





St. Peters House & Annexe, Monkthopton, Bridgnorth, Shropshire, WV16 6SB

A fine period residence having undergone extensive improvement with generous annexe/holiday let accommodation and standing in just under 3 acres. Only 6 miles from Bridgnorth and under 10 minutes, this has a semi-rural vibe with easy links to the West Midlands.

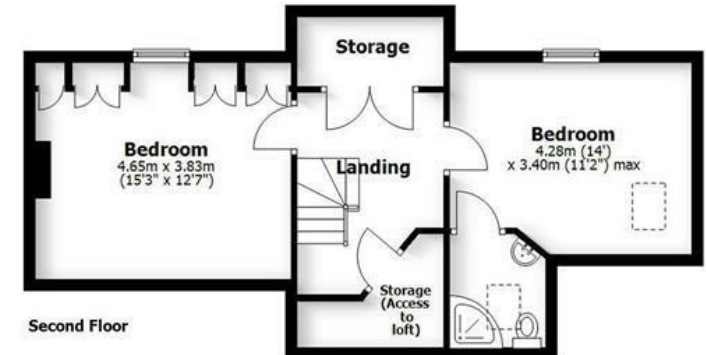
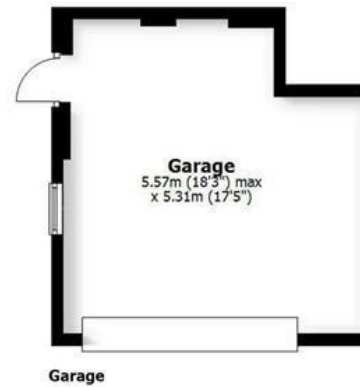
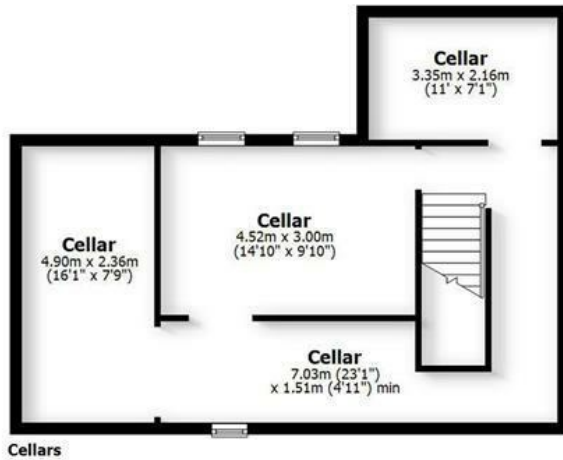
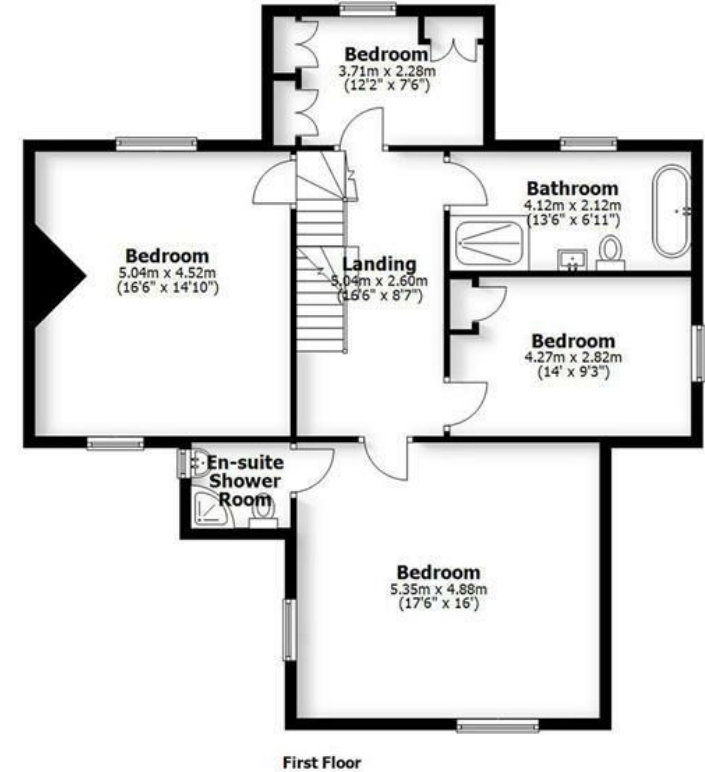
Much Wenlock - 5 miles, Ludlow - 18 miles, Shrewsbury - 18 miles, Telford - 18 miles, Wolverhampton - 19 miles, Dudley - 20 miles, Birmingham - 40 miles
(All distances are approximate).

ST PETERS HOUSE

MONKHOPTON, SHROPSHIRE

HOUSE: 268.8sq.m. 2,893.5sq.ft.
 ANNEXE: 58.1sq.m. 625.2sq.ft.
 CELLARS: 54.1sq.m. 582.0sq.ft.
 GARAGE: 27.4sq.m. 295.0sq.ft.
TOTAL: 408.4sq.m. 4,395.7sq.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

Monkhopton is a semi-rural hamlet just off the A4368, just 6 miles west from Bridgnorth and 5 miles from Much Wenlock. These two historic market towns offer an array of amenities including shopping, theatres, sports facilities, primary and secondary education, minor injuries hospital and an array of cafes, restaurants and pubs. The nearby village of Ditton Priors just three miles away, has a primary school, medical practice, post office with convenience store and petrol station. This is a rural community with farmland and an abundance of country walking, cycling and riding within very beautiful countryside and the Brown Cleve, Shropshire's highest hill.

OVERVIEW

St Peters House dates from the 18th Century with later extensions and in the last two years further upgrades with a new heating system and septic tank. Also recently purchased, is further adjoining grazing land to provide a total garden and land area of around 2.7 acres. This is a period property close to the Church and a cluster of other houses and barn conversions in the Hamlet. The interior is quite grand with balanced room proportions across three floors and stylish bathroom fittings. With part sandstone construction, there are an array of period features and architectural features that have been retained, including a bread oven, exposed beams and range of useful cellars. There is private parking and garaging, with a courtyard to the side that provides a separate parking area for the holiday let/annexe and the neighbouring barn conversion.

ACCOMMODATION

The property is entered via an entrance porch, with steps rising to the dining room, which enjoys a dual aspect and features an attractive fireplace with surround. An inner hallway provides stairs to the first floor, as well as access to a range of cellars. The drawing room benefits from high beamed ceilings, windows to the front elevation, and a large fireplace housing a log-burning stove, while a study across the hall overlooks the rear garden. The breakfast kitchen is fitted with a range of matching base and wall units, complemented by a central island providing additional workspace and storage. The kitchen includes a sink unit, integrated oven and microwave, and space for further appliances, along with a feature original bread oven. Double doors lead into the garden room with French doors leading out onto the patio and garden beyond.

From the kitchen, a separate hallway provides access to both the front and rear of the property. This area also includes a utility room with space for appliances, a WC, and houses the hot water cylinders, along with additional storage.

From here, there is access to the adjoining annexe/holiday let, which has its own private front entrance and parking. The annexe comprises a hallway, a ground floor double bedroom, and a modern, spacious shower room fitted with a shower, wash basin, WC, and heated towel rail. Stairs rise to an open-plan first floor living/kitchen area with vaulted ceilings, exposed beams, and windows to both the front and rear elevations. The kitchen is fitted with base units and worktops, a built-in oven with hob and extractor above, provision for a dishwasher, and an undercounter fridge and freezer.

Back in the main house, stairs rise to the first floor landing, which provides access to four generous bedrooms and the family bathroom. The principal bedroom suite enjoys views over the front elevation and benefits from a private en-suite shower room, fitted with a concealed WC, wash hand basin, corner shower, and heated towel rail. There are two further double bedrooms, both featuring cast-iron fireplaces, and a fourth bedroom currently used as a home office, fitted with a range of furniture including wardrobes and drawers, with a window overlooking the rear garden. The spacious family bathroom is fully tiled and fitted with a contemporary white suite comprising a freestanding bath, concealed WC, wash hand basin set within a vanity unit, and a large walk-in shower, along with a heated towel rail and a window to the rear.

A further staircase rises to the second floor, which offers two double bedrooms. One includes an en-suite shower room, while the other benefits from fitted cupboards within the eaves. Both rooms enjoy views over the rear garden.

From the second floor landing, there is access to additional fitted storage, an airing cupboard, and a large loft space beyond.

OUTSIDE GROUNDS

To the front of the property is a private driveway leading to a detached garage. Beyond is a communal courtyard with additional parking available in front of the annexe/holiday let. The lawned gardens extend to the side and rear of the property, complemented by a paved patio area. Beyond this, the gardens continue, offering a sense of privacy and direct access to the adjoining paddock.

SERVICES

We are advised by our client that mains water and electricity are connected. There is oil fired central heating and private drainage. Verification should be obtained by your Surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitor.

COUNCIL TAX

Shropshire Council.
Tax Band: G.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

DIRECTIONS

Leaving Bridgnorth on the A458 towards Shrewsbury. On entering Morville, turn left signposted Craven Arms/Ludlow on the B4368. Continue for approximately 2.5 miles and upon entering Monkhopton/Beacon Hill turn left signposted Ditton Priors where St Peters House can be found a short distance along on the right-hand side

Offers Around £1,100,000

EPC: G

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

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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