Danesford Manor and The Coach House, Danesford, Bridgnorth, Shropshire, WV15 6QD

BERRIMAN
EATON

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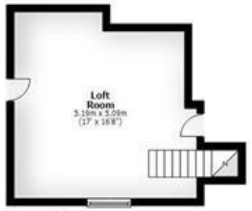
Set within approximately 4 acres of beautiful mature grounds and within convenient walking distance of the town, this fine period manor house, with a total area of around 6,843sq, enjoys an exceptional sense of space and privacy. Glorious views extend across the gardens and tennis court, while elevated vistas over the paddock and orchard stretch towards the River Severn and the surrounding countryside. Kidderminster - 13 miles, Telford - 13.4 miles, Shrewsbury - 22.3 miles, Ludlow - 20 miles, Wolverhampton - 15 miles, Stourbridge - 14 miles, Birmingham - 30.9 miles. (All distances are approximate).

DANESFORD MANOR
DANESFORD

HOUSE:	345.2sq.m.	3716sq.ft.
CELLARS:	30.2sq.m.	325sq.ft.
COACH HOUSE:	260.3sq.m.	2802sq.ft.
TOTAL:	**653.7sq.m.**	**6843sq.ft.**

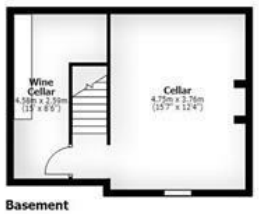
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Second Floor

First Floor

Ground Floor



Basement

Coach House Gound Floor

Coach House First Floor

Coach House First Floor

LOCATION
Danesford Manor is located south east of the River Severn in the market town of Bridgnorth on the A442, being most conveniently situated for commuting to the West Midlands. Only a mile from the Town on foot by pavement, Bridgnorth offers an excellent range of amenities and attractions, including the renowned Severn Valley Railway, the historic Cliff Railway linking High Town and Low Town, and picturesque walks along the River Severn. The town provides an extensive selection of independent shops, cafés, pubs and restaurants, together with regular markets, leisure and sporting facilities, and comprehensive healthcare services, including a minor injuries unit. The area is well served by schooling, with a choice of highly regarded state and independent schools for all ages.

OVERVIEW
For over 30 years, our clients have cherished their home, raising children and sharing with friends the delights of drifting through the mature grounds, climbing trees, enjoying fruit from the orchard, games of tennis, summer croquet or riding the family pony. With capacity to hold functions and parking for all occasions and ages, there is also the option of the entertainment room providing an excellent indoor venue, with further guest accommodation in the Coach House.

The Manor and ancillary buildings have been carefully restored to preserve the timeless craftsmanship evident in most rooms, with restored sash windows, original fireplaces, bespoke cabinetry and high ceilings with decorative cornicing. The interiors have been expertly designed by 'The Establishment', creating a seamless blend of historic character and refined contemporary living.

Just minutes from the bustling market town, there are endless places of interest to visit, as well as cafés, local ale houses and independent restaurants to savour.

ACCOMMODATION
Entering through the porch, a slate stone floor with a rising staircase and galleried landing gives access to the ground floor accommodation and features the working servants' bells. There are three principal formal reception areas: the Drawing Room, with its large bay sash window with views across the formal gardens and Arts & Crafts-style fireplace with an open fire and fitted cabinets. Likewise, the dining room enjoys a large sash bay window for the views, an open fireplace and china cupboards. The sitting room presents a comfortable space with bookcases, open fire and views. The cellars include a wine cellar and larger section.

A butler's pantry/laundry with good fitted storage, walk-in pantry, close to the fitted kitchen, which includes a range of integrated appliances and links to the breakfast room with an open fireplace. A spacious garden room close to the kitchen, with a guest WC, links to the expansive two-tiered terraces on the south-westerly elevation for the river views.

On the first floor, the elegant landing gives access to the principal bedroom suite, with four windows for the stunning views across the valley and a shower room en-suite. There are three further bedrooms and a family bathroom accessed from the main landing and a guest suite at the far end, having a bedroom and en-suite shower room. There are two linen cupboards on the landing, and a further staircase gives access to the loft room, presently used as an office, with a dormer window.

TENNIS COURT AND SUMMERHOUSE
A full-size tennis court is discreetly positioned and well sheltered within the grounds, having a Tarmac surface and full-height enclosure. The summer house provides the perfect viewing area and access to the Coach House accommodation. Formed by part of the walled kitchen garden to the manor, this is now presented as a bright conservatory for growing plants and entertaining.

THE COACH HOUSE AND ENTERTAINMENT ROOM
Currently used as independent guest accommodation, the former Coach House is divided into an entertainment room of some 34 ft x 22 ft, overlooking the tennis court, with doors leading into a courtyard barbecue area. The characterful guest accommodation includes a ground floor double bedroom, bathroom, cloaks cupboard and on the first floor, a breakfast area and sitting room (bedroom 2), with high ceilings.

GARDENS AND PADDOCKS
The mature grounds have an abundance of flowering shrubs and roses through the spring and summer months, with large formal lawns and layered hedging. The sun terraces from the garden room have long-distance views and paths meandering to the paddocks and orchard. A naturally fed pond lies at the bottom of the paddock. There is an additional separate gated entrance to the paddock from the road.

GARAGES AND FURTHER OUTBUILDINGS
Discreetly positioned behind an 'in and out' carriage driveway that leads through the grounds to a cobbled courtyard parking area, there is access to the garage, including a mechanic's pit, with stairs to two large loft rooms adjoining two stables with the original hay racks and tack room. Continuing, there is a large tool store and two further stores, with a gardener's WC close to the house.

TENURE
We are advised the property is FREEHOLD. Verification should be obtained through your Solicitor. NO UPWARD CHAIN.

SERVICES
We are advised by our client that mains gas is connected to the house with two separate boilers serving the house and Coach House. Mains Electricity, water and sewage are connected. Verification should be obtained from your surveyor.

LOCAL AUTHORITY/COUNCIL TAX
Shropshire County Council.
Tax Band: G

VIEWING ARRANGEMENTS
Strictly by appointment, please contact our BRIDGNORTH OFFICE. Please note the drive has access and exit preferences.

Asking Price £1,400,000 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.

Budweiser

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BERRIMAN EATON