Eardington Manor And Coach House, Eardington, Bridgnorth, Shropshire, WV16 5JZ

BERRIMAN
EATON

Shallow
End

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An exceptional country Manor House on the outskirts of Bridgnorth, including a two bedroom detached coach house, swimming pool and beautifully landscaped grounds of over an acre, with further outbuildings and garaging.

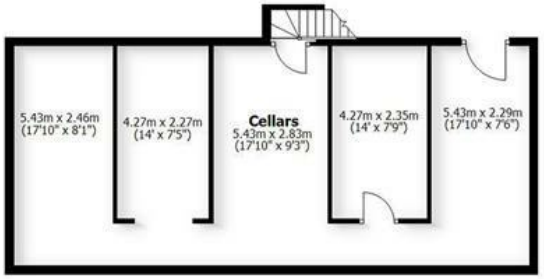
Bridgnorth - 1.2 miles, Much Wenlock - 9 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Kidderminster - 15 miles, Telford - 14 miles, Birmingham 27 miles.
(All distances are approximate).

EARDINGTON MANOR & COACH HOUSE

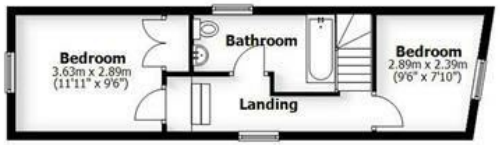
SCHOOL LANE, EARDINGTON

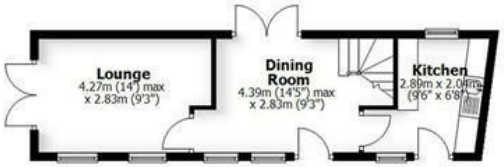
HOUSE:	634.4sq.m.	6,858.7sq.ft.
CELLAR:	70.0sq.m.	753.4sq.ft.
COACH HOUSE:	63.7sq.m.	685.7sq.ft.
OUTBUILDINGS & STORES:	103.1sq.m.	1,110.0sq.ft.
TOTAL:	**871.2sq.m.**	**9,407.8sq.ft.**

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

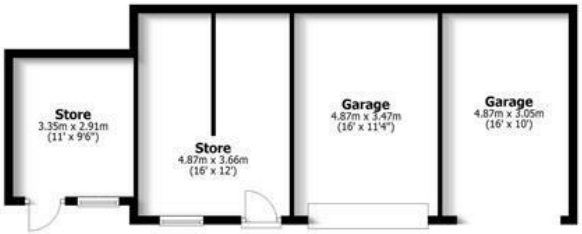


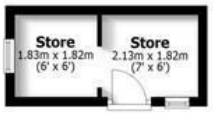
Cellars

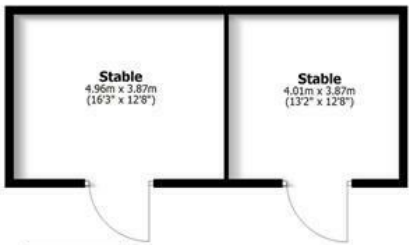




The Coach House

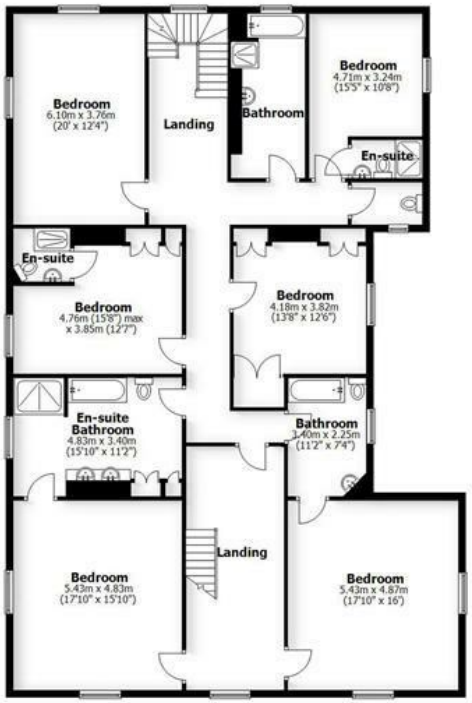






Garages & Outbuildings

Ground Floor



First Floor

Second Floor

LOCATION
The picturesque village of Eardington is situated just 1.2 miles south of the historic market town of Bridgnorth, conveniently located along the B4555. Offering a peaceful rural setting, the village benefits from a regular bus service, a nature reserve and a well-used village hall hosting a variety of community events throughout the year. A particular highlight is the renowned Severn Valley Railway, with its heritage steam trains passing through the village, making Eardington a popular location for railway enthusiasts. Surrounded by the beautiful Shropshire countryside, the area provides an excellent choice of scenic riverside and countryside walks, as well as numerous riding and cycling routes, making it an ideal setting for those who enjoy outdoor pursuits.

OVERVIEW
Eardington Manor is a Grade II listed period residence offering exceptionally generous proportions, complemented by beautifully stocked and entirely private gardens. A sweeping driveway leads to the formal gardens and an impressive 14ft high walled kitchen garden extending to approximately half an acre. Within this delightful space are a productive fruit orchard, an ornamental knot garden, and an extensive greenhouse housing a well-established grapevine.

Within the grounds there is a detached Coach House for further guest accommodation (or holiday let/annexe subject to planning), while a heated outdoor swimming pool is positioned in a sheltered setting. The surrounding gardens extend to over an acre. A further gated driveway leads to the rear courtyard, where a comprehensive range of outbuildings includes three garages, workshops, three stables, a log store, and additional storage, offering exceptional versatility for a variety of uses.

ACCOMMODATION
Set within magnificent private grounds in the heart of a desirable village, this distinguished Manor House is an outstanding period residence combining elegant architectural features with extensive and versatile family accommodation offering a rare opportunity to acquire an exceptional country home.

A pillared entrance canopy creates an impressive first impression, with double entrance doors opening into a grand reception hall where a striking staircase rises to the first floor. The reception hall immediately conveys the scale and character of the home, providing access to a series of elegant reception rooms.

The beautifully proportioned drawing room enjoys delightful views across the front gardens and centres around an attractive open fireplace. From here, double doors lead into the magnificent orangery, flooded with natural light through full-height arched windows and French doors opening directly onto the gardens, creating a wonderful space for both entertaining and everyday family living.

Positioned opposite, the charming morning room features a walk-in bay window with a door opening onto the side gardens, exposed timber flooring and an impressive cast-iron fireplace, offering a warm and inviting retreat.

The reception hall continues through to the breakfast kitchen, complete with a substantial walk-in pantry and staircase leading to the extensive cellar accommodation, providing excellent storage and further potential.

Further ground floor accommodation includes a formal dining room, study, family room and a practical boot room with direct access to the rear gardens. An additional side entrance serves a guest cloakroom and separate laundry room, enhancing the property's practicality for modern family life.

The first floor can be reached via both the principal staircase and a secondary butler's staircase to the rear of the house. The luxurious principal bedroom suite enjoys a dual aspect overlooking the grounds and is complemented by a spacious en suite bathroom featuring twin wash hand basins, WC, bath and separate shower enclosure.

Five further generously proportioned double bedrooms are located on the first floor, three benefiting from their own en suite facilities, whilst a beautifully appointed family bathroom serves the remaining accommodation.

A further staircase rises to the second floor where an additional five double bedrooms provide exceptional flexibility for larger families, guest accommodation or ancillary living. One bedroom enjoys a private en suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

THE COACH HOUSE
Standing to the rear of the Manor House, the attractive Coach House provides well-proportioned ancillary accommodation, ideal for guest accommodation, multi-generational living or potential income generation, subject to any necessary consents. The accommodation comprises a fitted kitchen, spacious living room, separate dining room, two comfortable double bedrooms and a family bathroom.

GARDENS
The Manor House is set within magnificent mature grounds that have been thoughtfully landscaped to provide both beauty and privacy. Extensive lawns are interspersed with established specimen trees, mature shrubs and colourful borders, creating a stunning setting throughout the seasons. A particular feature is the traditional walled kitchen garden, complete with a greenhouse and productive vine, offering an idyllic space for those with an interest in gardening and home-grown produce. The enclosed outdoor heated swimming pool provides an excellent leisure facility, perfectly positioned for enjoying the peaceful surroundings during the warmer months.

TENURE
We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES
We have been advised by the client that mains water and electricity are connected to the property. Drainage via a private septic tank. The central heating is oil fired. The property is Grade II Listed. Verification should be obtained from your surveyor.

FIXTURES AND FITTINGS:
By separate negotiation.

COUNCIL TAX
Shropshire council.
Tax band: H.

VIEWING ARRANGEMENTS
Viewing arrangements strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS
From Bridgnorth proceed out on B4555 toward Chelmarsh. Continue on this road for approximately 1.5 miles where you will enter the village of Eardington. Take a right hand turn signposted 'Village Hall' and Eardington Manor is immediately positioned on your right hand side.

Offers Around £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.

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BERRIMAN EATON