



Monkey Bridge
Pattingham, WV6 7HY

peterjames
PROPERTY

Monkey Bridge

Approached at the end of a privately owned drive and across the ornate Monkey Bridge, this handsome country home sits beautifully in a private setting, surrounded by acres of unspoilt countryside. Consisting of two parts, this wonderful five-bedroom family home has a further three bedroomed, self-contained annexe which is ideal for multigenerational living

Located on the Shropshire/Staffordshire border Monkey Bridge has it all. A prestigious address providing privacy without seclusion, an incredible country setting with unspoilt views and great connections to brilliant schools, local villages and commuter links

The property has received some major improvements, including replacement windows, fibre and high speed broadband is connected to the house and Annexe

The house is approached from a privately-owned road and across the ornate bridge, the gravelled driveway to the front of the property provides extensive parking and access to the woodlands to the south and to the back paddock within the walled garden to the north.



Monkey Bridge

Entering through the main front door the hallway provides a bright and inviting welcome to this wonderful home, due to the beautifully maintained parquet wood flooring and log burning stove. A doorway leads to a boot room with W.C and internal access into the annexe.

From the main hallway a magnificent central staircase stands proud leading to a galleried landing with a large circular lantern which allows natural light to flood in. The ground floor accommodation comprises of a formal drawing room with dual aspect windows, built-in cupboards and open fireplace, a study with built -in cupboards and French Windows and doors leading out on to the garden and a large dining room also benefitting from a log burning stove. These 3 bright rooms have views stretching out over the gardens and paddocks towards the woodland beyond.

The large, country kitchen benefits from a centre island with granite worktops and an oil-fired 2 oven Aga with an integrated electric module, ceramic Belfast sink and ample space for a table. Glazed doors lead through into the beautiful Amdega garden room, complete with log burner, which enjoys stunning views into the well stocked, walled garden and paddock. From the kitchen is a utility area with walk-in pantry, WC, storage cupboard and access to the outside courtyard with oil tank and a brick-built garden store.





The annexe offers flexible ancillary, self-contained accommodation and has excellent potential for income, or to be reinstated into the main house. Consisting of reception hall, kitchen with electric hob and cooker and Rayburn, garden room, sitting room with fireplace and upstairs, a family bathroom, two bedrooms and master bedroom with en-suite shower room. A parking area to the rear and a free-standing single garage. Below the master suite is a garage/workshop.



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Monkey Bridge
Burnhill Green

HOUSE: 448.2 sq.m 4,824 sq.ft.

GARAGE: 23.0 sq.m 248 sq.ft.

OUT HOUSE: 8.5 sq.m 91 sq.ft.

STABLE BLOCK: 51.1 sq.m 550 sq.ft.

TOTAL: 530.8 sq.m 5,713 sq.ft.

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. DOORS, WINDOWS AND OTHER FURNITURE ARE FOR ILLUSTRATION ONLY. SIZE AND LOCATION APPROXIMATE.



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.