

MONMOOR FARM

EARDINGTON, BRIDGNORTH, SHROPSHIRE, WV16 5LA



be

BERRIMAN EATON

savills

A CHARACTERFUL SHROPSHIRE HOME SITTING WITHIN ITS OWN PRIVATE IDYLL WITH FAR REACHING VIEWS

MONMOOR FARM, EARDINGTON,
BRIDGNORTH, SHROPSHIRE, WV16 5LA

Reception hall ♦ drawing room ♦ dining room ♦ sitting room
conservatory ♦ kitchen/breakfast room ♦ pantry ♦ boot room/
office ♦ shower room ♦ 4 double bedrooms (1 en suite)
bathroom ♦ garages and outbuildings ♦ gardens & land

In all about 4.20 acres

Bridgnorth: 2.6 miles, Much Wenlock: 10 miles,
Telford / M54 (J4): 14.5 miles, Wolverhampton: 17 miles,
Birmingham: 30 miles (All mileages are approximate)

Directions

From Bridgnorth, A442, take the second exit at the roundabout signposted Kidderminster. Turn right onto the B4363 through Low Town. Cross the River Severn, bearing left before turning left onto the B4363, signposted Cleobury Mortimer. Take the first left onto the B4555 signposted Eardington and Chelmarsh. Continue through Eardington Village and turn right signposted Eardington Village Hall. Continue past the village hall on your left hand side, continue for about ¼ mile before taking the second left turn down a grassy track. Continue over the cattle grid, through a field and over the second cattle grid into Monmoor Farm.

Situation

Approximately 2.5 miles from the market town of Bridgnorth, Monmoor Farm sits in its own private idyll overlooking the valley below. Bridgnorth has an excellent range of schools, shops and amenities within its high and low towns. The larger centres of Wolverhampton, Shrewsbury, Telford and Birmingham are all within commuting distance while the M54 at Telford provides access to the Midlands and the national motorway network.

There are a number of well regarded schools in the private and state sector including, Moffats at Kinlet, Steiner School in Stourbridge, Wrekin College, Shrewsbury School, Oldbury Wells, Bridgnorth Redwood School and The William Brookes School, Much Wenlock. Recreation includes a choice of golf courses, good riding, walking and fishing.





Description

Monmoor Farm is a fantastic family home of exceptional character. The centre and rear of the house date back to the 18th Century evident by original exposed beams. The Edwardian addition to the front, offers original fireplaces, large windows with stain glass. A majority of the rooms have double aspect views.

The principal reception rooms, including the drawing room, dining room, sitting room and conservatory, offer versatility for family living. Each room offers views to the rear, front and side of the property. To the front, views look out towards Astbury Hall Golf Course, whilst to the side there are views towards Quatt. The conservatory offers access to the gardens and terrace through two sets of French windows. Off the conservatory steps lead into the office/bootroom which has a pitch roof and an original latch door providing access outside to the front of the property. The kitchen/breakfast room is a light spacious room which currently seats 6. There are fitted units, granite work tops, tiled flooring and an Esse stove for cooking. A walk in pantry with original quarry tile surfaces provides a great storage space.

The entrance hall is a spacious reception area, stairs rise to the first floor and the 4 double bedrooms. There are two bedrooms to the front of the property with double aspect views; the master has a vanity sink unit, and both are accessed up steps off the main landing. The two rear bedrooms, one with an en suite bathroom and one with a vanity sink unit, overlook the rear of the property and the valley below. There is also a family bathroom.

Outside

Approached over two cattle grids, via a grass track, a gravel driveway provides ample parking for several vehicles. To the left the mature gardens are predominantly laid to lawn with a large 'L' shaped rose Arbour as a main feature. Mature hedging shelters the garden at the front along with fruit trees, including apple, plum and pear along with mature beds. The garden to the rear is also laid to lawn which gently slopes down to the valley below. A terrace provides a fantastic

seating area which enjoys the views and may also be accessed off the conservatory.

The outbuildings provide ample storage along with 2 single garages, a car port on hard standing concrete and an open bay timber shed which has various separate rooms providing a workshop, storage, wood store and mower shed.



The field is fenced with post and rail and is accessed off the main drive over the cattle grid.

Services

Borehole, mains electricity, private drainage, oil central heating.

Tenure

Freehold with vacant possession on completion.

Local Authority

Shropshire Council (0345 678 9000)

Council Tax

Band G

Method of sale

The property is to be offered for sale by private treaty.

Fixtures and fittings

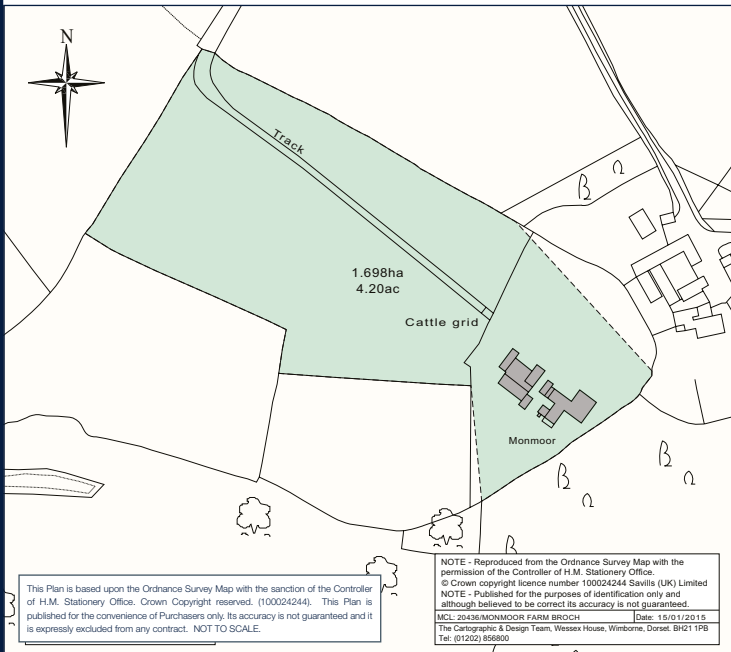
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these sales particulars.

Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned within these particulars or not.

Viewing

Strictly by appointment with Savills or Berriman Eaton.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
© Crown copyright licence number 100024244 Savills (UK) Limited
NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.
MCL 20436/MONMOOR FARM BROCH Date: 15/01/2015
The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB
Tel: (0)1202 856900

FLOORPLANS

Gross internal area (approx):
House : 262 Sq. m (2,820 Sq. ft.)
Outbuildings : 220 Sq. m (2,370 Sq. ft.)

For identification only, not to scale.



Savills West Midlands
Hall Court, Telford
TF3 4NF
telford@savills.com
01952 239500

Berriman Eaton Bridgnorth
22-23 Whitburn Street
Bridgnorth, WV16 4QN
bridgnorth@berrimaneaton.co.uk
01746 766499

savills.co.uk

berrimaneaton.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

