THE ABBOT'S HOUSE
BUILDWAS, TELFORD, SHROPSHIRE, TF8 7BW
A GRADE I HISTORIC HOUSE OFFERING A MULTITUDE OF USES SET IN THE LEE OF BUILDWAS ABBEY

THE ABBOT’S HOUSE, BUILDWAS, TELFORD, SHROPSHIRE, TF8 7BW

Extending to 9,156 square feet • Set in 22.87 acres

Ironbridge – 2.2 miles
Much Wenlock – 3.3 miles
Telford – 5.9 miles
Shrewsbury – 14 miles
Stafford – 28.8 miles
Birmingham – 38.4 miles

Agents Note: Please note that this property is subject to an additional payment of VAT upon the purchase price which will be payable upon completion.

Situation
The Abbot’s House is situated two miles south of historic Ironbridge, in the village of Buildwas which is referenced in the Domesday Book. It sits on a site designated as a Scheduled Ancient Monument on the banks of the River Severn within a beautiful wooded valley in the heart of the Shropshire countryside.

Buildwas is situated close to the county town of Shrewsbury with its shopping, amenities and schooling, with Telford and the M54 giving access to the Midlands’ business centres and national motorway network. Local independent schools include Shrewsbury School, Shrewsbury Girls School, Wrekin College and Old Hall School, with Thomas Telford School, Abraham Darby Academy and William Brookes School in the nearby town of Much Wenlock.

History
The Abbot’s House at Buildwas Abbey is believed to date back to the 12th century and is built of sandstone ashlar. A remarkable Abbot named Ranulf, who ruled from 1155 to 1187, raised the Cistercian Abbey of St Mary and St Chad to a position of prominence. A small community of monks made their income by charging tolls for passing travellers on the bridge over the River Severn.
The Abbey was closed in 1536 by Henry VIII during the dissolution of monasteries and the estate passed to Lord Powys who made it his home. There is a wealth of history within the walls, with vaulted ceilings and Caernarvon arched door heads and fireplaces, Victorian wooden frames with fireplaces, quatrefoil and trefoil upper lights and motifs, such as the portcullis and the Prince of Wales’ feathers, are present among stylised foliage and geometrical ribs. It has been home to Ironbridge Power Station’s sports and social club since 1963 and now offers an excellent opportunity to develop into an outstanding family home, restaurant or small boutique hotel.

Description
The Abbot’s House has variously been described as Abbey House, Abbey Lodge and more recently the Abbey Sports and Social Club. Over the years, the house has evolved but stills retains a medieval feel with wonderful panelled walls and stone mullioned windows.

The rooms are largely laid out with a series of large rooms currently used as bars, dining areas and a billiards room. The first floor could easily be reconfigured for family bedroom accommodation. In addition there are two stone outbuildings.

Gardens
A particular feature of the property are its lovely gardens which have been beautifully maintained with a wide array of colour and maturity with both formal borders, shrubs and mature trees.

Providing a lovely back cloth to these beautiful gardens is the form of Buildwas Abbey which is maintained by English Heritage.
Land
There is approximately 20 acres of land which is currently run as a semi wilderness, with a series of walkways around it and leading to the banks of the River Severn. These woods also have a great wealth of mature ancient trees.

Please note that the site is designated as a Scheduled Ancient Monument and due to the site’s significance and its multiple statutory designations any works carried out are likely to require both Scheduled Monument Consent and Listed Building Consent.

Tenure
Freehold
Services
Mains Water and Electricity. Electric storage heaters. Private drainage.

Local Authority
Shropshire Council (0345 678 9000)

Council Tax band D

Listing
Grade I

Method of Sale
The property is offered for sale by private treaty.

Fixtures and fittings
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale 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 in these particulars or not.

Viewing
Strictly by appointment with Savills.

Plans
For identification purposes only – not to scale.

Measurements
Any areas, measurements or distances are approximate.

Planning and Building Regulations
It should not be assumed that the property has the necessary planning, building regulations or other consents.

Services etc,
Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.
FLOORPLANS

Gross internal area (approx):
850.6 sq m / 9156 sq ft
Stores External area =
71.4 sq m / 786 sq ft
Cellar = 9.1 sq m / 98 sq ft

For identification only. Not to scale.
9.257ha
22.87ac

NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.

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