

THE COACH HOUSE

KEMBERTON | SHROPSHIRE



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BERRIMAN EATON



THE COACH HOUSE | KEMBERTON | Nr. SHIFNAL | SHROPSHIRE | TF11 9LH

A beautifully presented, Grade II Listed period residence of enormous character which provides extensive and flexible accommodation in the heart of a sought after Shropshire village

Shifnal - 3.5 miles, Telford - 5.5 miles, Bridgnorth - 9.5 miles, Wolverhampton - 16.5 miles, Shrewsbury - 21 miles Birmingham - 32 miles, M54 (J4) - 4.75 miles (distances approximate)



LOCATION

The Coach House stands at the heart of Kemberton which is a sought after village, situated within beautiful, rolling Shropshire countryside, which has a church, village hall and a highly regarded public house. Whilst enjoying a charming, rural location Kemberton is conveniently situated a few minute's drive away from both Shifnal town centre, with its comprehensive range of local facilities, and the extensive amenities, retail parks, business centres and shopping centre afforded by Telford.

Communications are excellent with the M54 being easily accessible via Junction 4 at Shifnal and the historic market town of Bridgnorth, the City of Wolverhampton, Shrewsbury and Birmingham City Centre all being within convenient travelling distance. Local rail services run from Shifnal with mainline connections at Wolverhampton.

The area is well served by schooling in both sectors with Birchfield Preparatory School in Albrighton, St Dominics High School for Girls in Brewood, Adams Grammar in Newport, Wrekin College, Wolverhampton Grammar School and the Wolverhampton Girls' High School, Tettenhall College and all of the Shrewsbury schools being worthy of note.



DESCRIPTION

The Coach House is a substantial country residence of enormous character and style which has been created by the skilful and imaginative conversion scheme of period buildings. There is accommodation of surprising depth with a beautiful blend of both formal and informal living areas to the ground floor coupled with extensive bedroom provision to the upper storey. The first floor provides accommodation in two wings and is therefore exceptionally flexible in that it affords the opportunity for annex-style living for dependent relatives or extended families or for a separate guest suite for visitors.

The property has elevations of architectural appeal with a particularly fine timbered garden facade.

The Coach House has been carefully maintained by the current sellers and benefits from appointments of quality throughout. Internally the appeal of the residence is heightened by the tasteful and elegant decoration to all of the rooms.

ACCOMMODATION

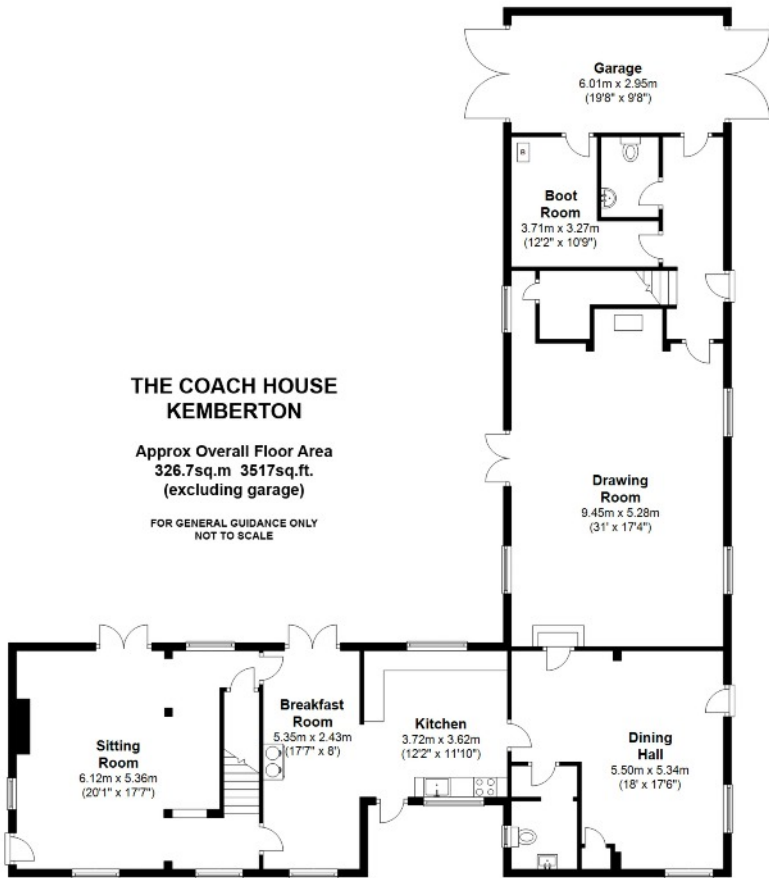
The house is approached through a fine DINING HALL which is a superb reception room in its own right and which creates a welcoming and inviting approach to the house. The DRAWING ROOM is classically elegant with a limestone fireplace with a solid fuel burning stove providing a focal point, it is a light room with a through aspect with windows to two elevations and there are beams to the ceiling. The KITCHEN AND BREAKFAST ROOM is the hub of the house with a well appointed range of kitchen units with granite surfaces, ample space for informal dining, an oil fired double oven Aga, stone flooring, integrated Bosch dishwasher, integrated Siemens electric oven and four-ring gas hob with filtration unit above, integrated larder refrigerator, doors to both the village and the garden and two, inter-connecting doors to the SITTING ROOM which is a lovely, informal room which is an ideal family area to be used in conjunction with the kitchen. The room benefits from doors to both the village and the garden, there are windows to three elevations, ceiling beams and a painted fireplace with cast iron stove.

There is a LAUNDRY with wc and a SIDE HALL with stone flooring with a ledged and braced entrance door, a well appointed GUEST CLOAKROOM, a useful BOOT ROOM providing excellent storage and an internal door to the garage.

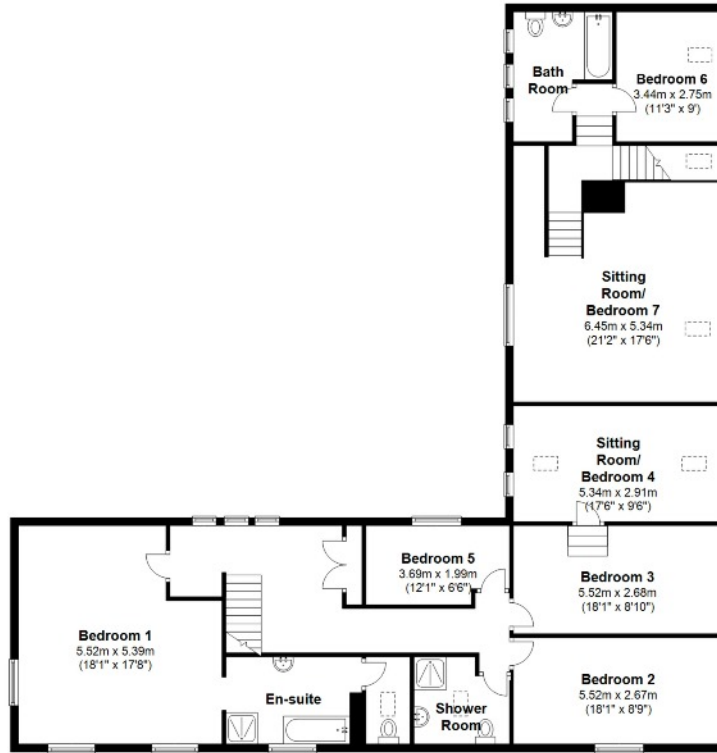
The principal first floor wing has a large LANDING with a linen cupboard, exposed timbering and windows. The MAIN BEDROOM has a large double bedroom with a light, corner aspect with windows to two elevations, part exposed truss, built-in wardrobes and a well appointed ENSUITE BATHROOM with a panelled bath with marble top, separate shower, basin, polished wooden flooring and a door to the CLOAKROOM with wc and polished wooden flooring. The SECOND BEDROOM is double in size with a light, corner aspect and the THIRD BEDROOM is a double room with a doorway opening into the adjoining SITTING ROOM / FOURTH BEDROOM with exposed timbering, rooflights and windows. There is a FIFTH BEDROOM with a window overlooking the garden and a SHOWER ROOM with a white suite and polished wooden flooring.

A second staircase rises to the guest / annex bedroom wing. There is a SIXTH BEDROOM which is a double room, a well appointed BATHROOM with panelled bath, basin and wc and polished wooden flooring and a SITTING ROOM / SEVENTH BEDROOM with some fine exposed timbering and a light through aspect with rooflights and a window overlooking the garden.

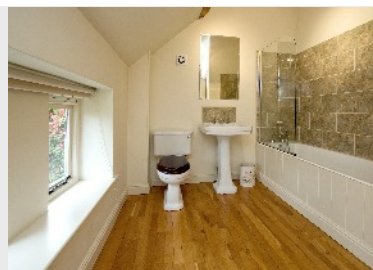




Ground Floor



First Floor



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KEMBERTON

OUTSIDE

The house is approached through iron entrance gates standing in an old sandstone wall over a gravelled driveway providing ample parking for several cars. There is an ornamental, clipped parterre garden and a GARAGE which could, should buyers so wish, be converted to provide further accommodation (STPP).

The GARDEN is well landscaped with a shaped lawn, well planted beds and borders, terraces and a small "secret garden" with a door to the village.



SERVICES

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired, the hot water is provided by the Aga and a separate immersion heater and the gas hob runs off a bottled gas supply.

COUNCIL TAX

Shropshire Council: Band: G

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Tettenhall office.

DIRECTIONS

Leave the M54 at Junction 4 on the A464 to Shifnal. On reaching Shifnal, at the first roundabout turn right towards Bridgnorth and at the next roundabout turn right on the A4169. After approximately two miles bear left onto the B4379 signposted Brockton / Kemberton and take the next left turn to Kemberton. At the T-junction in Kemberton turn left and The Coach House may be found after a short distance on the left.

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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