



The Old School House, Chelmarsh, Bridgnorth, WV16 6BA



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An outstanding detached character home offering spectacular, elevated views to the front across the Shropshire Countryside. Bridgnorth - 4 miles, Telford - 17 miles, Kidderminster - 14 miles, Shrewsbury - 25 miles, Stourbridge - 19 miles, Birmingham - 35 miles. (All distances are approximate).

LOCATION

Enjoying a semi rural location, Chelmarsh is a small hamlet located just on the outskirts of the historic market town of Bridgnorth. Perfect for outdoor enthusiasts, offering an abundance of countryside walks on your door step along with riding, cycling and sailing yet within easy reach of transport links and major conurbations. Bridgnorth town centre has excellent everyday facilities whilst Telford, Shrewsbury, Wolverhampton and Birmingham offer more extensive facilities. Good performing schools can be found in and around Bridgnorth. Places of interest nearby include Chelmarsh Reservoir and sailing club, Severn Valley Railway, the River Severn, historical Ironbridge and further afield are the Cleve Hills, Wrekin and the Long Mynd.

ACCOMMODATION

A superbly appointed character property having been much improved by the current owners offering generous room sizes with large feature windows and high ceilings throughout.

The front door opens into a RECEPTION HALL with cloaks storage. A solid oak door opens through into an OPEN PLAN DINING KITCHEN incorporating a SITTING AREA with a window to the front and a multi-fuel burner. The kitchen is fitted with a range of matching units and dresser unit with integrated appliances to include a dishwasher, fridge and freezer along with provision for a Range style cooker. A separate UTILITY provides further storage with provision for a washing machine and dryer with a GUEST CLOAKROOM and a door to the rear courtyard garden. An IMPRESSIVE DINING HALL features a central staircase with galleried landing and fireplace. Double doors open through into the LOUNGE having a central brick fireplace windows to the side and French doors opening to the courtyard. Leading off the lounge is a further RECEPTION ROOM/BEDROOM which offers the flexibility to become a ground floor fifth bedroom/independent annexe if required with its own external access to the side terrace and garden. There is a SHOWER ROOM and BOILER ROOM. A STUDY is accessed off the dining hall having windows to the front and side aspects along with a door leading out to a garden terrace.

The FIRST FLOOR LANDING offers a wealth of exposed beams and a feature arch window to the front encompassing the far reaching views along with an extensive range of wardrobes. There are FOUR DOUBLE BEDROOMS two of which have EN-SUITE SHOWER ROOMS all enjoying a pleasant outlook along with a FAMILY BATHROOM.

OUTSIDE

A gated entrance leads to a gravelled driveway with DOUBLE GARAGE and lawned foregarden. The rear garden has been creatively designed to offer low maintenance upkeep offering great space to entertain with a selection of seating and dining areas enjoying a most private and sunny aspect.

SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. Oil Central heating. Verification should be obtained from your surveyor.

TENURE:

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

COUNCIL TAX:

Shropshire Council www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth, proceed out of town on the B4555 Highley Road. Proceed through Eardington and on entering Chelmarsh passing the Public House on the right, turn right into School Lane where the driveway to The School House is immediately on the right as you turn in.

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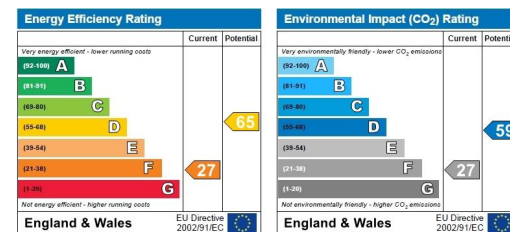
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Offers around
£650,000



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.

THE OLD SCHOOL HOUSE

CHELMARSH

HOUSE: 266.3sq.m. 2867sq.ft.
GARAGE: 27.3sq.m. 294sq.ft.
TOTAL: 293.6sq.m. 3161sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

