



The Georgian House, Apley Park, Apley, Bridgnorth, WV15 5NE

The Georgian House, Apley Park, Apley, Bridgnorth, WV15 5NE

REDUCED FOR QUICK SALE

The Georgian House is one of Shropshire's most finest, historical country homes and provides magnificent stately home accommodation in the Apley Hall conversions near Bridgnorth. The three storey property of over 7,000sq.ft combines contemporary fittings with the classical features of the original hall and enjoys outstanding parkland views, private garden, garage and communal grounds of around 17 acres.

LOCATION

The surrounding Apley Park is an Area of Special Landscape Character and which is one of the finest in the County due to the careful stewardship of Apley Estates, who are anxious to preserve the privacy and integrity of the landscape around the Hall. With around 17 acres of communal grounds to the Hall, there are five mansion house conversions and 12 courtyard houses approached via a mile long recently tarmaced driveway through the glorious Park landscape that leads to the River Severn. Convenient road links to Telford (Railway Station), M54, Wolverhampton, Shrewsbury and the West Midland Conurbation.

ACCOMMODATION

In 2007/9, the Grade II* Hall underwent a sympathetic three year restoration programme to provide stunning contemporary interiors to the Mansion Houses with high quality specification that blends with the high ceilings, cornicing and sash windows (some with shutters) of the original period. The Georgian House certainly provides the 'Wow' factor with its finely proportioned accommodation, high ceilings, large sash windows offering a wealth of natural light, entrance courtyard and private gardens overlooking the Parkland. This residence lends itself perfectly to entertaining and family living.

The present owners purchased the house un-finished and have continued the renovation and decoration with the necessary funding and enthusiasm. Now having a wealth of oak flooring, Clear View log burners, central heating and hot water system, quality kitchen and bathroom fittings, the approx. 7000sq.ft accommodation briefly comprises: A Grand staircase in the wonderfully spacious reception hall, Guest WC, separate laundry room, dining room with French doors to the garden, magnificent drawing room with feature fireplace and log burner, an inspirational modern kitchen with high quality appliances, dining area, sitting area and a staircase rising up to a fabulous gallery area above with glass balustrading and full height windows offering a great space for a variety of uses. The first and second floors enjoy long landing areas with access to the master bedroom suite having an outstanding en-suite bathroom featuring a centre free standing bath enjoying stunning parkland views while unwinding. There are a further five double bedrooms, three with en-suite facilities and a further house bathroom. There is careful attention for good storage.

OUTSIDE

The private garden spans the front of the house and has been landscaped with box hedging and gravelled

footpaths to provide a formal garden with large lawned areas. The shared courtyard provides visitors parking spaces and access to a private parking area for the Georgian House by the front entrance. A large single garage is located nearby. Pedestrian access leads into the grounds beyond with a communal grass area in front of the old indoor swimming pool, with footpaths leading through the 17 acres of grounds. Permits are also available to use the bridge that crosses the river Severn onto further walks that lead into Bridgnorth and Ironbridge which are ideal for walkers and cyclists.

NB: THE PROPERTY HAS A PRIVATE ELECTRIC VEHICLE CHARGING POINT.

SERVICES/TENURE:

We are advised by our clients that the Freehold is held by Apley Hall Management Company LTD. Each of the 17 property owners are shareholders in the company. Verification should be obtained by your Solicitors.

Service charge 2014/15 for The Georgian House is approximately £4000 Per annum. No mains gas is connected. There is a communal sewage treatment plant. The central heating is oil fired by a private oil tank. Building insurance is covered by the service charge. Verification should be obtained from your solicitor.

COUNCIL TAX:

Shropshire Council 0345 678 9000. Tax Band: G.

FIXTURES AND FITTINGS:

A number of extra items and art work may be available to purchase by separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the selling agents Berriman Eaton Bridgnorth Office.

DIRECTIONS:

DO NOT FOLLOW SAT NAV

Leaving Bridgnorth heading out towards Telford on the A442, continue for approximately 6 miles. On entering the village of Norton take the left hand turn immediately after The Hundred House restaurant into Cheswardine Lane. Follow this road straight along where you will pass over 3 cattle grids taking you down to Apley Hall. Enter into the courtyard through a gate (soon to be remote controlled).

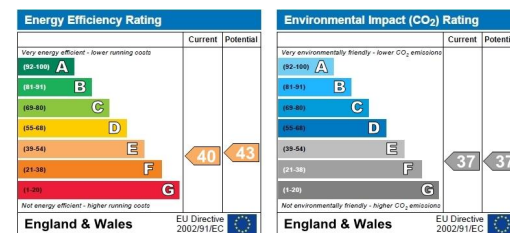
13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744
tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499
bridgnorth@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£699,000



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.

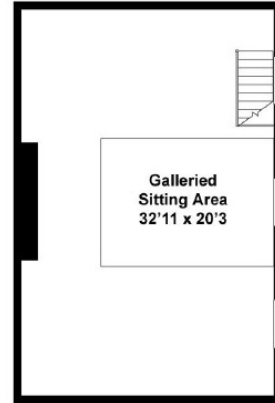
**THE GEORGIAN HOUSE
APLEY PARK
BRIDGNORTH**

Approx Overall Floor Area
655sq.m 7055sq.ft.

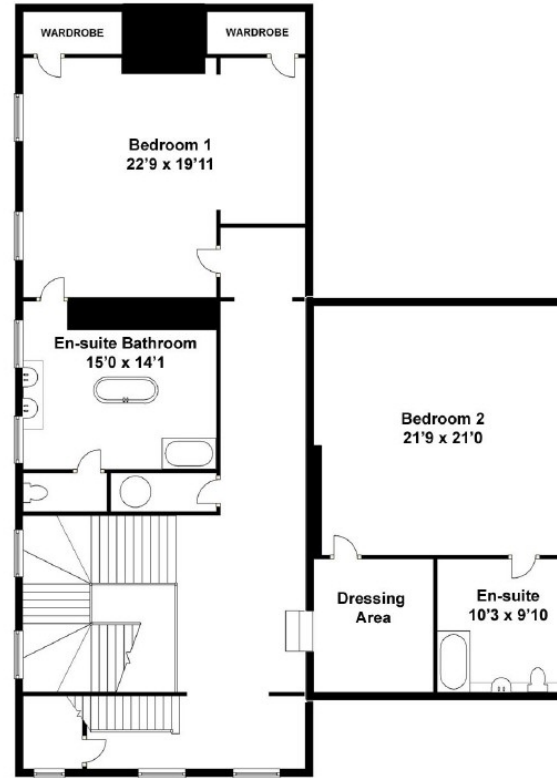
FOR IDENTIFICATION ONLY
NOT TO SCALE



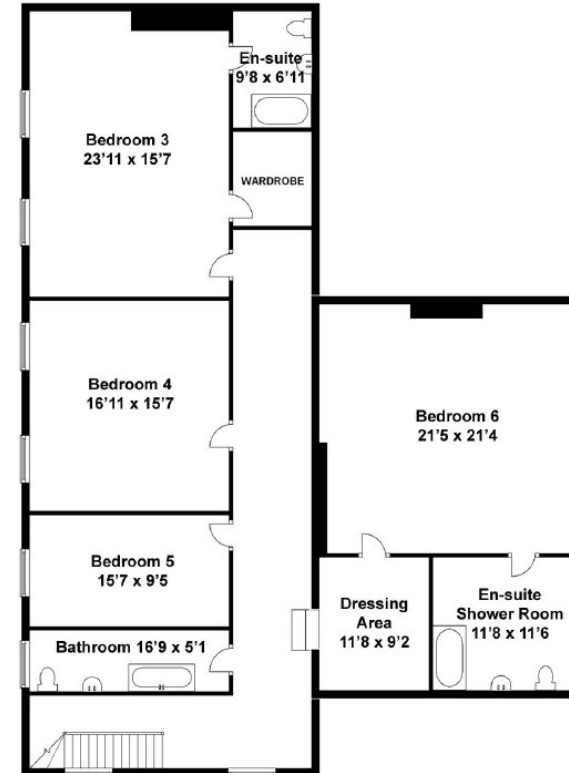
GROUND FLOOR



GALLERY



FIRST FLOOR



SECOND FLOOR







