



Roughton Farmhouse, Roughton, Bridgnorth, Shropshire, WV15 5HE

BERRIMAN
EATON





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A stunning Georgian period residence in a lovely Hamlet setting between Bridgnorth and Wolverhampton. Around 6 acres of garden and new woodland/paddocks, with additional studio and period renovated barns.

Bridgnorth - 4 miles, Wolverhampton - 10.9 miles, Telford - 12.2 miles, Stourbridge - 13.9 miles, Birmingham - 24 miles. (All distances are approximate).

ROUGHTON FARMHOUSE

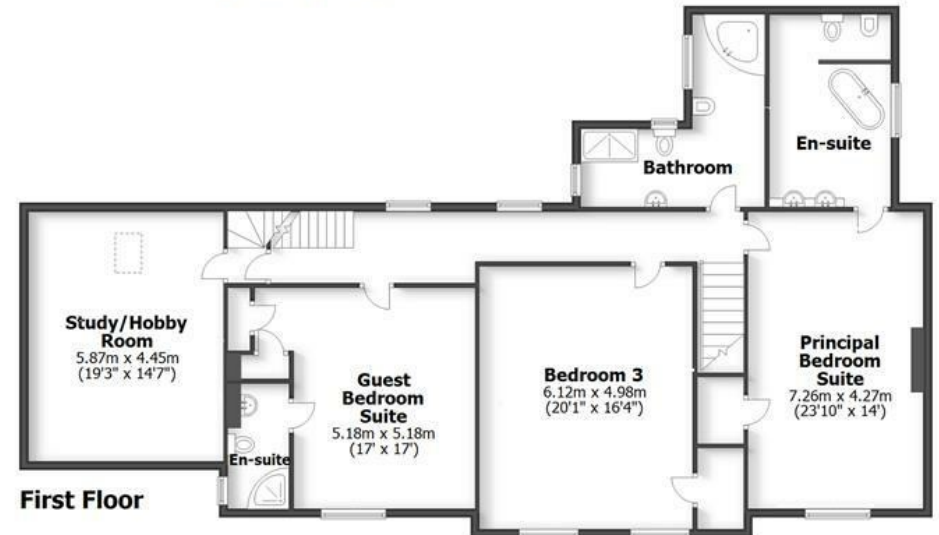
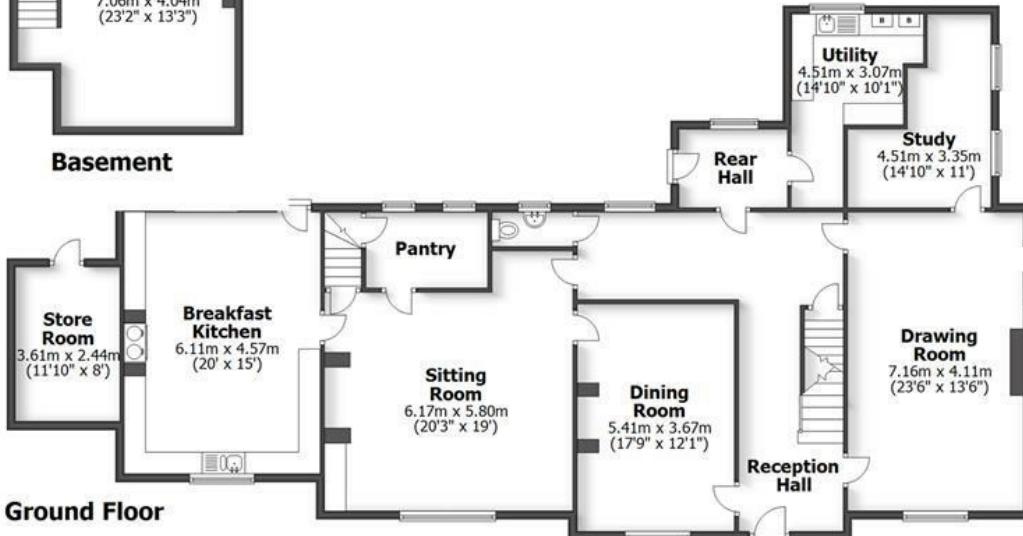
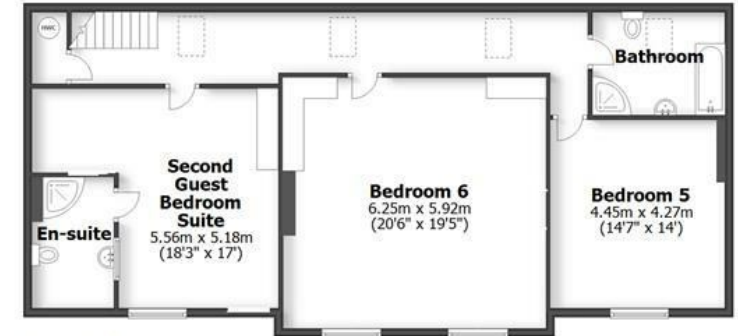
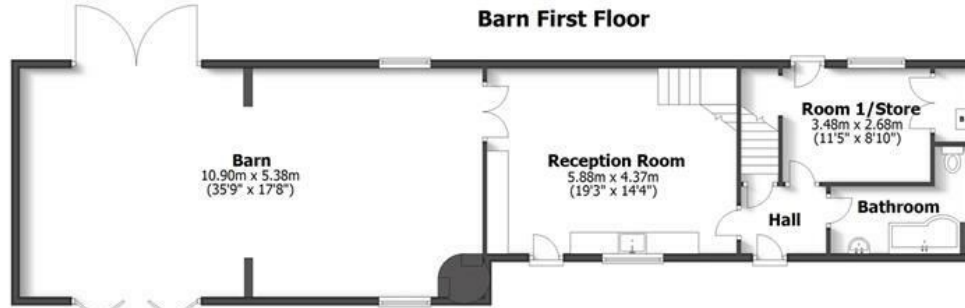
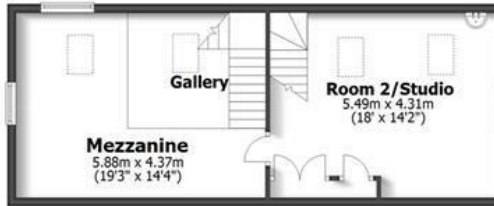
ROUGHTON

HOUSE: 517.5sq.m. 5570sq.ft.

BARN: 158.6sq.m. 1707sq.ft.

TOTAL: 676.1sq.m. 7277sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

The Hamlet of Roughton is conveniently positioned off the A454, within the Ward of Worfield, Shropshire. Under four miles from the historic Market Town of Bridgnorth, the immediate village area has a convenience store and petrol station, local pubs, Good Ofsted Rated Primary School and Nursery, Village Hall and Church. In addition to the excellent walking and riding, there are numerous local Golf Courses. The area is also an excellent location for a selection of secondary schools in both the public and private sector.

DESCRIPTION

This fine Late Georgian residence with a gated entrance, overlooks its own grounds of around 6 acres to the front and rear, backing onto the Davenport Estate in Worfield. The rural ambience is matched by a generous living area, presented to a high standard and encompassing the lovely period features of sash windows, working shutters and high ceilings on three floors with an additional basement room and cellar. All principal rooms; three reception rooms, breakfast kitchen and the six bedrooms, have symmetrical proportions and views to the southerly front aspect.

What sets this property apart, are the barns to the rear. Restoration was undertaken some years ago, with the range of barns being used as a party room or large garaging, and the former hayloft and farm workers cottage currently utilised as a studio with cooking facilities and a bathroom, easily providing independent working from home. With planning permission, there is scope for annexe accommodation.

In the last two years, the paddocks to both the front and rear have been planted with around 5000 native trees and mown paths are intended to create woodland walks once the trees have matured.

ACCOMMODATION

The ground floor living accommodation can briefly be described as: RECEPTION HALL with quarry tiled floor and stairs to the first floor, GUEST WC, door leading to the CONVERTED BASEMENT ROOMS. The cellar has recently been professionally converted with tanked walls, down lighters and fan ventilation. It is currently used as a music room but could be a gym or cinema room. A glazed door leads to the original vaulted WINE CELLAR with lighting beyond. The DRAWING ROOM with dual access and fireplace gives access to the STUDY/LIBRARY with built in book shelves. There is a separate DINING ROOM with a fireplace linking to the hall and also the SITTING ROOM having an oak laid floor, fireplace with log burner, PANTRY, fitted cupboards and access to the back stairs. The BREAKFAST KITCHEN has hand made stained pine units by Tibbetts Furniture, incorporates a 2 oven AGA (fuelled by LPG) in a fireplace surround and solid wood mantle, Zanussi hob, extractor, double NEFF eye level ovens, ceramic sink unit, plumbing for dishwasher, slate tiled floor and ceiling downlighters. From the REAR HALL there is a separate UTILITY with a range of solid pine units including a sink unit, twin wall mounted central heating boilers, plumbing for the washing machine and space for a tumble dryer..

The LARGE LANDING has a secondary staircase and leads to: PRINCIPLE BEDROOM SUITE having fitted wardrobes, fire grate, walk in cupboard and door to LUXURY EN-SUITE with Limestone floor, dual sinks and vanity unit, free standing double end bath with mixer tap and hand held shower, WC, bidet, ceiling spot lights and modern tiling with accent colour. GUEST BEDROOM SUITE with fitted drawers and having an EN-SUITE shower room with corner shower, WC and hand basin. Further DOUBLE BEDROOM with fitted wardrobes and walk-in cupboard, STUDY used as a hobby/study room, HOUSE BATHROOM fitted with a modern suite and tiling with ceiling spot lights having fitted electric shower, corner bath with shower attachment, WC, hand basin and bidet.

The SECOND FLOOR LANDING with easily accessed loft storage room, SECOND GUEST SUITE having LARGE BEDROOM and EN-SUITE fitted with corner shower, hand basin and WC. DOUBLE BEDROOM 5 has a range of built in wardrobes and a fireplace. BEDROOM 6 has a fire grate. The SECOND FLOOR BATHROOM is fitted with a bath, corner shower, hand basin and WC.

BARNs - STUDIO

Having a party wall to the neighbour's barn conversion, the main barn has access from the drive with double doors front and rear to provide 35ft x 17ft garaging space or party room. Being double height, this forms a dramatic space with a log burner and a brick oven in the corner. The adjoining hayloft and farmworkers cottage both have steps to the front doors, as well as oak double doors accessing the barn. The pretty reception area has exposed sandstone and brick walls, oak flooring, the original hay feeder, a Belfast sink and cooking facilities. A pine staircase rises to the first floor. A further hall with stairs gives access to a generous ground floor room and bathroom. The first floor includes a gallery/sitting room with a viewing window to the adjoining barn and a further large studio with fitted cupboards, roof lights and hand basin.

OUTSIDE

The farmhouse stands back from the lane behind a boundary wall with white iron railings and electric gates. The extensive drive at the front continues into a large courtyard parking area with access to the barn. A more formal garden with a high wall is located at the east side of the house with a securely fenced and gated rear garden having a large terrace, BBQ oven and pergola with vines. The garden provides an abundance of interests to include a hen house, greenhouse, log stores, compost bins, caged fruit garden, cold frames and kitchen garden with it's own irrigation system to water vegetable and fruit planters. The main garden is mainly laid to lawn with hedge boundaries. Additionally there is a useful storeroom and a bin shed next to the kitchen and a potting shed.

PADDOCKS - PLANTED WOODLAND

In addition to the gardens, there are paddocks both to the front (across the lane) and rear, giving a total approximate area close to 6 acres. The rear paddock, Long Meadow, has access from the garden and gated access from the road to the rear. The front paddock, Power's Yard, is immediately across Roughton Lane with it's own vehicular and pedestrian access. These two areas have in recent years been planted with a scheme of deciduous native trees to include oak, alder, birch, willow and additional hawthorn hedging, with walk ways weaving through. The area of the rear field nearer to the house has been retained as a paddock, and is divided by a fence and gate. There is the option of putting the land back to horse paddocks if preferred.

SERVICES/TENURE/LOCAL AUTHORITY

We are advised there is mains water, electricity, Bio Pure drainage and LPG gas central heating with two boilers providing the hot water and central heating to the house and the barns having a separate LPG Combi-boiler. The property is FREEHOLD and the local Council is Shropshire. Tax Band: G.

FIXTURES AND FITTINGS

Certain items may be available by separate negotiation.

DIRECTIONS

Leaving Bridgnorth heading towards Wolverhampton on the A454. Continue straight over the Island at the top of the Hermitage and continue through Swancote taking the next right into Roughton. Continue along the lane and Roughton Farmhouse is located on the left handside.

Offers Around £1,200,000

EPC: F

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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