



Fairfield, Hoccum, Bridgnorth, WV15 5HQ

Andrew Grant

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BERRIMAN EATON

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An exceptional barn conversion of grand proportions of over 5000 sqft in a majestic, elevated position with views over the Davenport Country Estate with easy road links into the West Midlands.

Bridgnorth- 3 miles, Telford - 14.3 miles, Shrewsbury - 23.5 miles, Stourbridge - 14.7 miles, Wolverhampton - 12.7 miles, Birmingham - 29.3 miles (All

Entering into an impressive reception hall, there is an instant atmosphere of space and light that gives an insight into the impressive proportions so rarely seen in barn conversions. A central staircase rises to the first floor and divides onto the gallery landing behind high vaulted ceilings and full height glazed feature arch windows to the front. Double doors invite access into the formal rooms; the dining room for opulent entertaining with full height windows, the games room ideal for a retreating space and the 30ft drawing room. With full height glazing and a feature log burner fireplace, this room affords private, uninterrupted views to the rear. An inner hallway giving access to a fitted guest cloakroom and beyond is the recently fitted dining kitchen by Harvey Jones. Designed in a contemporary style with the latest technology and high gloss units with soft close drawers and cupboards, high quality integrated Neff appliances with 2 ovens (self clean), steam oven, microwave oven two warming drawers, larder fridge, induction hob, extractor, dishwasher and two sinks. Granite work tops extend to a breakfast bar with Karndean flooring and again full height arched windows to enjoy the views with patio doors leading to the rear terrace (remote blinds). Additionally there is a further family sitting room off the kitchen and a separate fully fitted utility with integral door to the double garage.

From the ground floor there are two staircases leading to the first floor. Stairs rising from the reception hall lead to the first floor galleried landing and on to the master bedroom suite. Windows enjoy views from two elevations and a door gives access to a large dressing room, extensively fitted with wardrobes and leads to a further door onto the landing. A large en-suite leads from the bedroom fitted in white and including two wash hand basins, bath and separate shower cubicle with fitted cupboards to either side. A further door from the en-suite gives access to Bedroom 5/sitting room which is currently used as a study that has the second staircase to the ground floor. There are a further three double bedrooms, one with newly fitted en-suite and the other two both having access to a luxury fitted en-suite bathroom

This prestigious, secluded development is found along country lanes and stands elevated amidst glorious countryside. Entering through gates into a communal gravelled area, parking is directly in front of the barn on a paved area with the private driveway continuing to the right under an archway with garaging for two cars, a garden store and continuing into a turning courtyard. The gardens are well maintained and surround the barn being mainly laid to lawn with a fence boundary benefitting from a very private yet open aspect to the views over the neighbouring farmland and Davenport Estate in the distance. There is a small selection of

fruit trees, raised planting beds and a patio seating area with a pergola ideal for summer entertaining to enjoy the expansive westerly sunset views.

Hoccum is a small rural hamlet, located on the outskirts of Bridgnorth within surrounding farmland. Nearby is the picturesque village of Worfield having a primary school, village store, petrol station, Church and Worfield Golf Club. The historic market town of Bridgnorth provides a full range of amenities including a good selection of shops, healthcare, sports/leisure centres, first and secondary schooling, pubs, restaurants and of course local attractions such as the Severn Valley Railway, Castle Walk and the funicular Cliff Railway.

#### SERVICES:

We are advised by our client that mains water and electricity are connected. Oil fired central heating and private drainage. 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. Tax band H.

#### FIXTURES AND FITTINGS:

By separate negotiation.

#### VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the selling agents Berriman Eaton Bridgnorth Office 01746 766499 or Andrew Grant Stourbridge Office 01384 370232.

#### DIRECTIONS:

From Bridgnorth proceed out on the A454 Wolverhampton Road. At the island at the top of the Hermitage take the third exit continuing on the A454 and turn left sign posted 'Hoccum'. Continue straight on and follow the lane along where the barn conversions are located on the left hand side as you approach a sharp right hand bend.

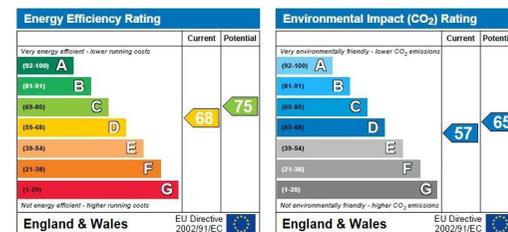
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£795,000



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