



Rowley House, Worfield, Bridgnorth, WV15 5NT

Rowley House, Worfield, Bridgnorth, WV15 5NT

An imposing 16th Century, six bedroom, country residence having a two bedroom cottage within the private grounds of over an acre.

Bridgnorth - 5.3 miles, Telford - 11.9 miles, Shrewsbury - 25.7 miles, Wolverhampton - 11.8 miles, Birmingham - 28.4 miles.
(All distances are approximate).

Rowley House lies on the outskirts of Worfield village, a delightful and convenient Shropshire location between Wolverhampton and Bridgnorth. The village remains unspoilt having a country pub, an excellent primary school, store, fine 12th Century church, tennis and cricket clubs with numerous footpaths and bridleways through glorious countryside. Approached via a long sweeping driveway having remote control electric gates that lead to a large parking area with an oak framed open fronted double carport. The landscaped gardens surround the property enjoying views across neighbouring farmland.

ACCOMMODATION

The generously proportioned accommodation, now modernised to a high standard, retains many original features such as beamed ceilings and oak panelling. Presently comprises: Reception hall, stunning fitted breakfast kitchen, boot room/utility, guest WC, four reception rooms, six bedrooms, two with en-suite shower rooms, a family bathroom and three large converted basement rooms that create a bar area, cinema room and a games/pool room. Rowley House also benefits from a substantial separate sandstone cottage which includes; kitchen, lounge, ground floor double bedroom and bathroom. To the first floor a further double bedroom and bathroom. Detached from the house this self contained accommodation is an excellent opportunity for other family members, home office or indeed a rental income. This cottage has been independently let in the past.

OUTSIDE GROUNDS

The grounds are approached by a long tarmacadam driveway with remote controlled electric gates. There is an extensive area of tarmacadam parking and an oak framed open fronted double garage. The grounds surrounding the house have been newly landscaped with lawns, stone paths, a sun terrace that overlooks the paddock. There is a further large area of land to the side of the driveway, laid mostly to lawn but having borders and a paddock with independent access from the driveway.

LOCATION

The pretty village of Worfield is situated to the east of Bridgnorth, convenient for commuting to the West Midlands conurbation and Telford. Much of the area is in the Davenport Estate and the village main street is a place where time has stood still as very few changes occur. Locally there is a

thriving primary school, post office, local pub (known locally as The Dog), a traditional butchers and a filling station which also carries some convenience foods. The market town of Bridgnorth is only a short motoring distance away, at Telford to the north there are excellent shopping and recreational facilities, together with access to the M54 motorway and a rail link to London.

SERVICES:

We are advised by our client that mains water and electricity are connected to the property with private drainage. Oil fired 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. NB: The property is a listed building.

COUNCIL TAX:

Shropshire Council.

Rowley House tax band: F.

The Cottage annex tax band: D.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the selling agents Berriman Eaton 01746 766499

DIRECTIONS:

From Bridgnorth take the A454 for Wolverhampton. At Wyken (by the filling station and just before the public house) turn left signposted Worfield and then fork off to the right. Follow the road for approximately 300 metres, on your right hand side is Bradney Nursing Home then on your left a driveway with 2 sets of gates. Rowley House is immediately in front of you, accessed through the remote controlled security gates.

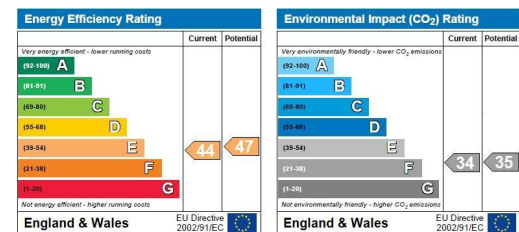
**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744
tettenhall@berrimaneaton.co.uk**

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

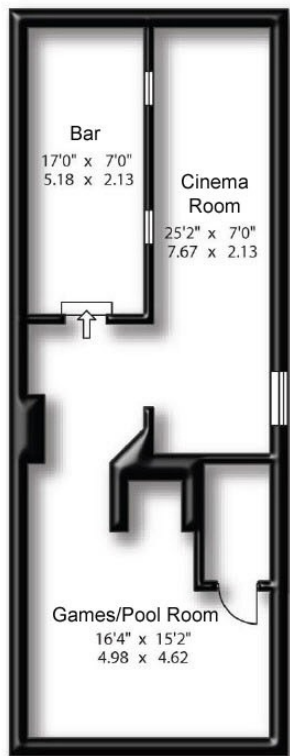
**High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366
wombourne@berrimaneaton.co.uk**

www.berrimaneaton.co.uk

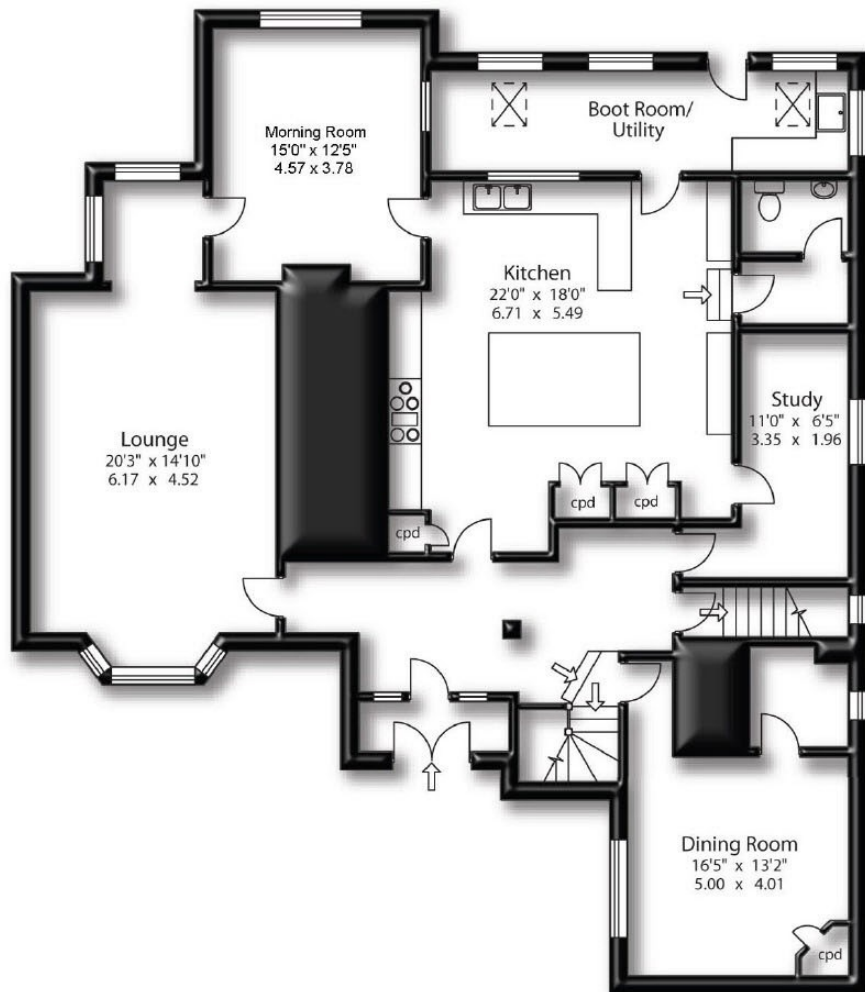
Offers around
£750,000



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.

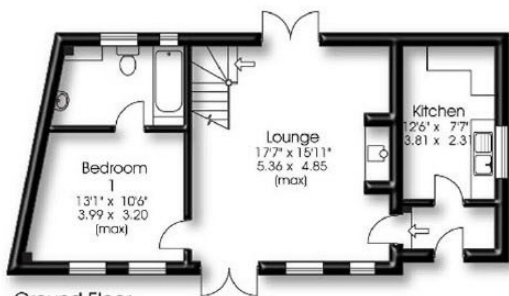


Lower Ground Floor

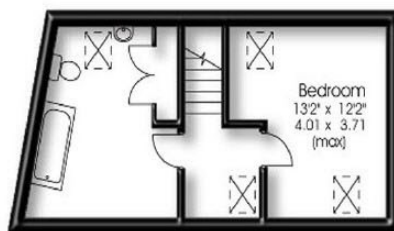


Ground Floor

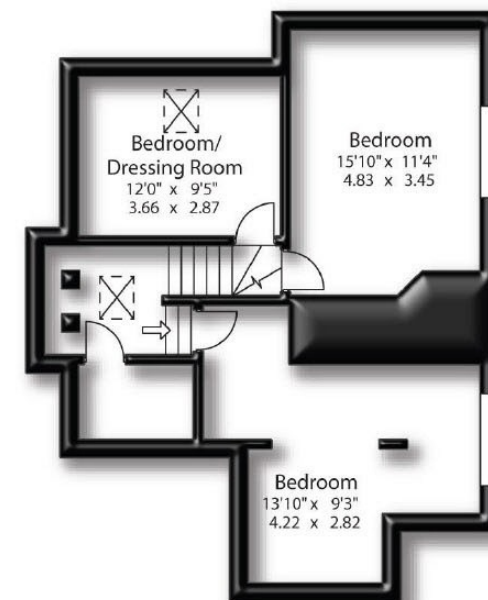
THE ANNEX



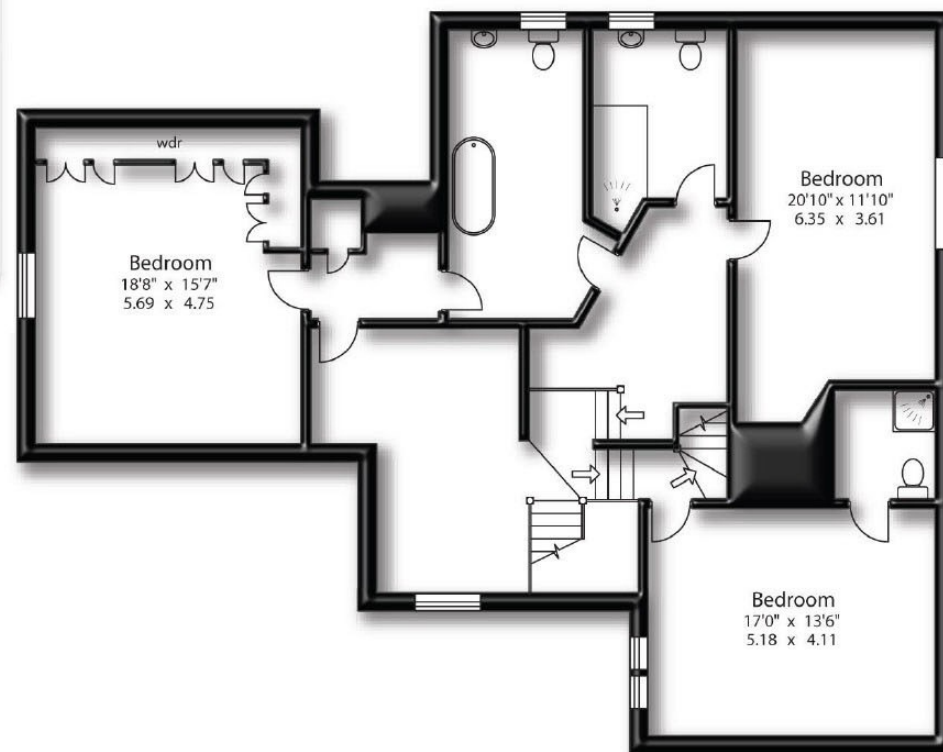
Ground Floor



First Floor



Second Floor



First Floor





