



Eardington Manor And Coach House, School Lane, Eardington, Bridgnorth, WV16 5JZ

# Eardington Manor And Coach House, School Lane, Eardington, Bridgnorth, WV16 5JZ

A stunning Georgian country manor having 6-12 bedrooms, detached Coach House, stables, outbuildings and swimming pool in a village location near Bridgnorth. Around 4.5 acres including paddock and walled kitchen garden.

Bridgnorth - 1.9 miles, Telford - 14.3 miles, Shrewsbury 23.3 miles, Wolverhampton - 16.0 miles, Stourbridge - 16.4 miles, Birmingham - 30.8 miles.  
(All distances are approximate).

## LOCATION

Within 1.5 miles of the historic market town of Bridgnorth, this quiet Shropshire village is bordered by the River Severn and the vintage Severn Valley Steam Railway. Located just over a mile away is Astbury Golf Course, restaurant and hotel. Fishing, sailing at Chelmarsh, horse riding, walking and cycling along Route 45 are all other nearby activities. Bridgnorth offers a wide variety of schools, shopping, cafes and services, including a hospital.

This most attractive Grade II listed period house has generous proportions and well stocked private gardens. A sweeping driveway through remote gates gives access to formal gardens with a 14ft high walled kitchen garden of half an acre including a fruit orchard, knot garden and extensive greenhouse with a well established grapevine. Separate remote gated access to the rear leads to the Coach House. A heated outdoor pool is situated in a sheltered position to the rear of the Coach House and the paddock of just under 3 acres beyond. A separate gated drive gives access to the rear courtyard with three garages, workshops, three stables, log store and storage. The residence is fitted with a high-tec security alarm system which is also connected externally to cover the surrounding grounds.

## ACCOMMODATION

The grand accommodation has many Georgian characteristic and has been sympathetically restored over the centuries, in particular the Orangery to the west of the drawing room. An oak floor in the hall with an impressive staircase, gives access to the main reception rooms comprising: Drawing Room and Orangery having an open fire, shutters and patio doors onto a terrace, Morning Room with shutters, bay with opening doors and open fireplace, Dining Room with open fire, shutters and display cabinets, Kitchen, having a 2 oven oil fired AGA, Cherry Wood fitted kitchen units with island, downlighters, walk in Pantry with units, three bay Cellar with cold settles, rear entrance with storage, Study/family room, Boot Room, Guest Cloakroom and Laundry with fitted cupboards.

On the first floor there are six generous bedrooms with up to date bathroom fittings: (having two staircases), a master bedroom suite which leads to a large en-suite with wardrobes, guest bedroom with en-suite, four further bedrooms with bathroom and separate WC. Second floor; From the landing through double doors, a hallway gives access to six further bedrooms and storeroom.

The Coach House stands to the rear. The detached accommodation comprises: Kitchen, Living Room, Dining Room, two Bedrooms and Bathroom.

## SERVICES:

Mains water and electricity are connected to the property. Drainage via a private septic tank. The central heating is oil fired. The property is Grade II Listed. 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 BRIDGNORTH OFFICE.

## DIRECTIONS:

From Bridgnorth proceed out on B4555 toward Chelmarsh. Continue on this road for approximately 1.5 miles where you will enter the village of Eardington. Take a right hand turn signposted 'Village Hall' and Eardington Manor is immediately positioned on your right hand side.

**13/15 High Street  
Tettenhall  
Wolverhampton  
WV6 8QS  
01902 747744**

tettenhall@berrimaneaton.co.uk

**22/23 Whitburn Street  
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WV16 4QN  
01746 766499**

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**High Street  
Wombourne  
Wolverhampton  
WV5 9DP  
01902 326366**

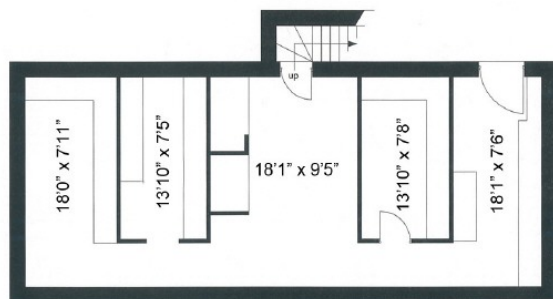
wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

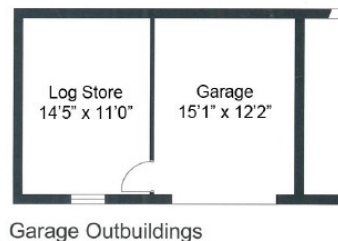
Offers around  
£1,350,000

**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.

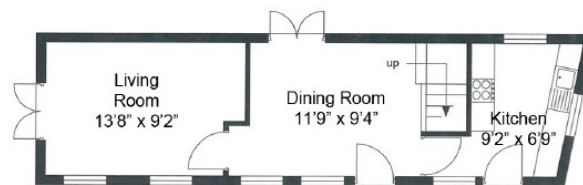




Cellar Plan



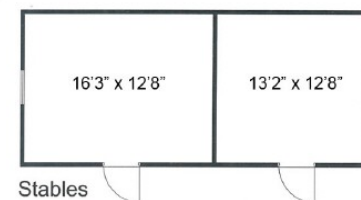
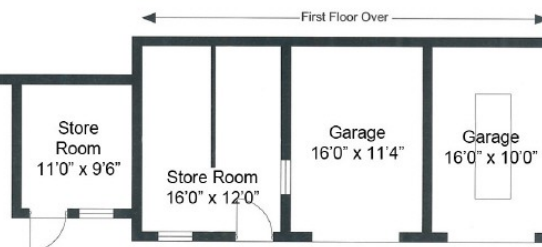
Garage Outbuildings



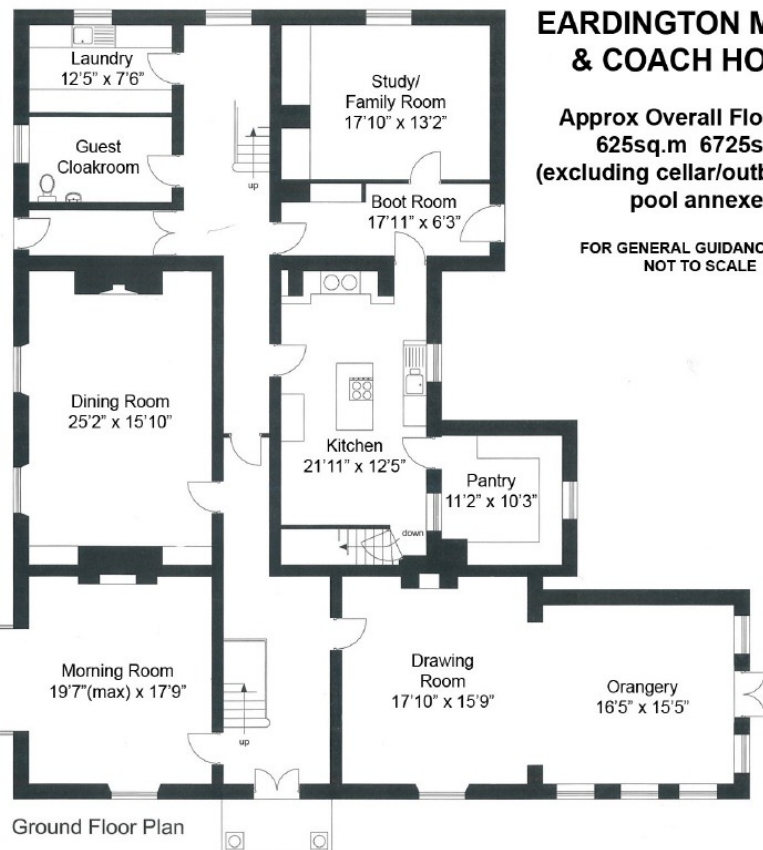
Ground Floor Plan



First Floor Plan



Stables

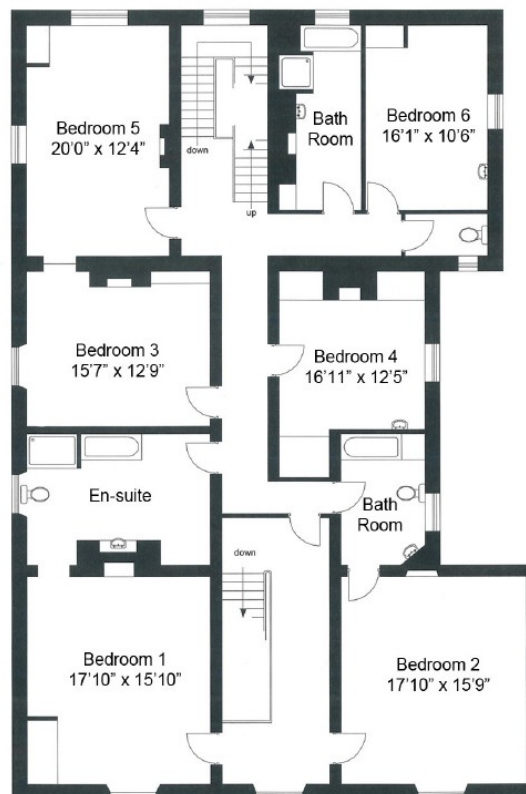


Ground Floor Plan

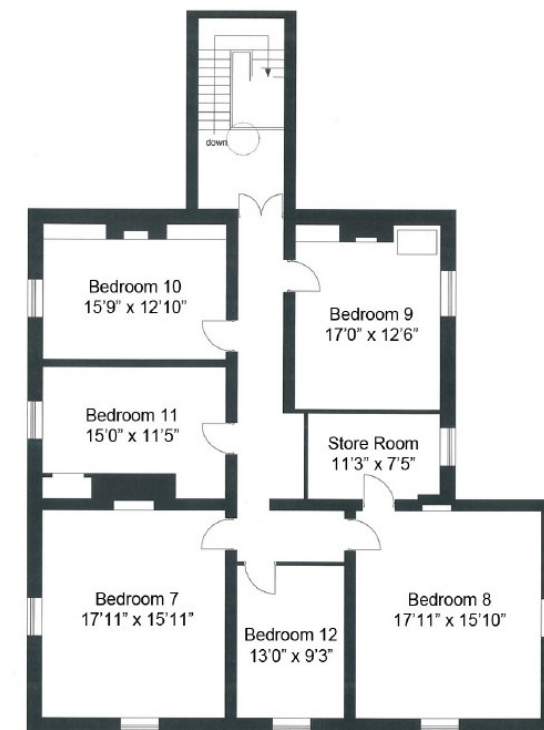
## EARDINGTON MANOR & COACH HOUSE

**Approx Overall Floor Area  
625sq.m 6725sq.ft.  
(excluding cellar/outbuildings/  
pool annexe)**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



First Floor Plan



Second Floor Plan











