



"WITH AROUND 3.5 ACRES"

Half Acre House Stableford, Bridgnorth, Shropshire, WV15 5LS

**BERRIMAN
EATON**

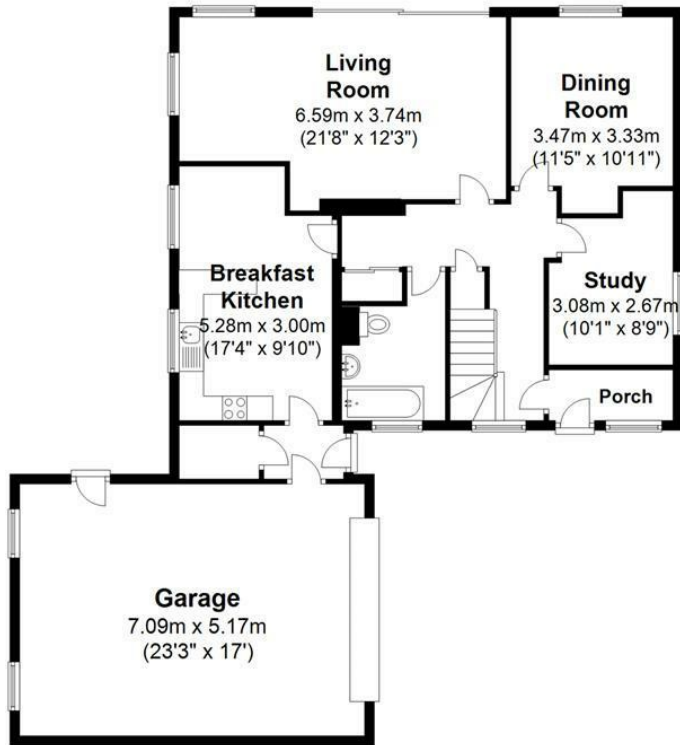




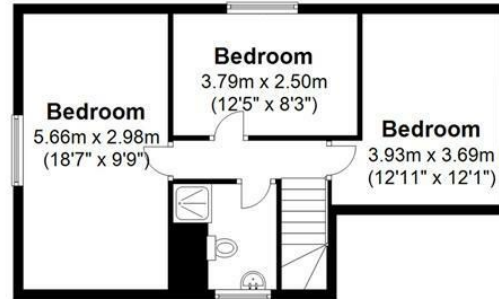
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EQUESTRIAN FACILITIES with this delightfully located detached dormer bungalow with mature landscaped gardens, double garage and paddocks extending to approximately 3.7 acres with three stables, feed room and further garage.

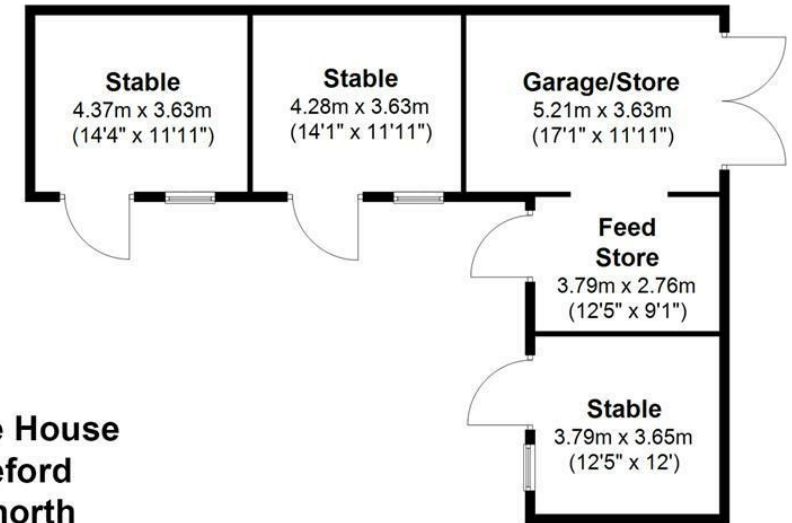
Bridgnorth - 6 miles, Telford - 9 miles, Shrewsbury - 26 miles, Kidderminster - 17 miles, Stourbridge - 14 miles,
Wolverhampton - 13 miles, Birmingham - 25 miles. (All distances are approximate).



Ground Floor



First Floor



**Half Acre House
Stableford
Bridgnorth
WV15 5LS**

Approx Overall Floor Area
 HOUSE: 137.1sq.m. 1475.2sq.ft.
 GARAGE: 37.0sq.m. 398.0sq.ft.
TOTAL: 174.1sq.m. 1,873.2sq.ft.
 STABLES: 76.1sq.m. 819.6sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

LOCATION

Situated alongside the grounds of Stableford Hall, this detached dormer bungalow sits in an elevated private and tranquil position in the quintessential Hamlet between Worfield and Badger. The position is very convenient being just off the B4176 Telford to Wolverhampton Road with more extensive shopping and facilities in Bridgnorth. There are good local pubs nearby and the property falls into the parish of Worfield with its 12th Century spired Church and the very sought after primary school currently Ofsted rated 'Good' with transport from the lane.

ACCOMMODATION

This deceptive property offers flexible modern living accommodation with views over the paddocks. Entering Half Acre House through a glazed porch, the front door leads into the entrance hallway. The ground floor accommodation includes three reception rooms, bathroom, kitchen/breakfast room with Morso Multi-Fuel Stove and utility room. Particular features include double sliding patio doors in the lounge onto the patio and garden, there is also a Clearview Wood Burning stove and wooden flooring with wonderful views from all aspects. The kitchen enjoys base and wall mounted oak units and corner cupboard in cream fitted by Hobbs and Hotplates, integrated NEFF oven, hob, extractor fan, fridge and dishwasher with view over the garden, paddock and stables beyond.

To the first floor the property enjoys three double bedrooms, two with fitted wardrobes and a variety of rural aspects from all rooms. There is a shower room comprising a corner shower, WC and hand wash basin.

OUTSIDE

Half Acre House is accessed off a private access to Stableford Mews, with a private driveway offering parking for five cars and access to the double garage. The gardens are delightfully presented with mature shrubs, planted borders and trees set in an extensive garden, also featuring a large paved patio and vegetable patch.

A pedestrian gate leads from the garden to the lane across to the adjacent 3.5 acre paddock, stabling and buildings. The outbuilding consists of three stables, a feed room and garage, with a vehicular accessed door (ideal for storing a tractor). Bridleways are located nearby that lead to The Chase and The Severn Stars at Beckbury without road access.

SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. The heating is oil fired. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Vacant possession upon completion. Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council.

Tax Band: F.

www.gov.uk/council-tax-bands

VIEWING ARRANGEMENTS:

Strictly by appointment through the selling agents. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS:

Leaving Bridgnorth on the A442 towards Telford, after three and a half miles at the top of the hill turn right, follow the lane (do not turn off) to the B4176, turn left then immediately right (signposted Stableford/Badger), 150 yards turn left into a private drive and Half Acre House is immediately on the right hand side.

Offers Around £675,000

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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