



Tinkers Castle, Tinkers Castle Road, Seisdon, Wolverhampton, South Staffordshire, WV5 7HF

BERRIMAN
EATON





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An iconic residence with Shropshire views to the Welsh Hills, located just on the edge of this desirable South Stafford village which comes with around 8 acres of adjoining gardens and ancient woodland and a large steel framed barn ideal as a large storage area/workshop.

Wombourne - 4 miles., Wolverhampton - 8 miles, Stourbridge - 8 miles, Bridgnorth - 9 miles, Telford - 15 miles, Birmingham - 23 miles.

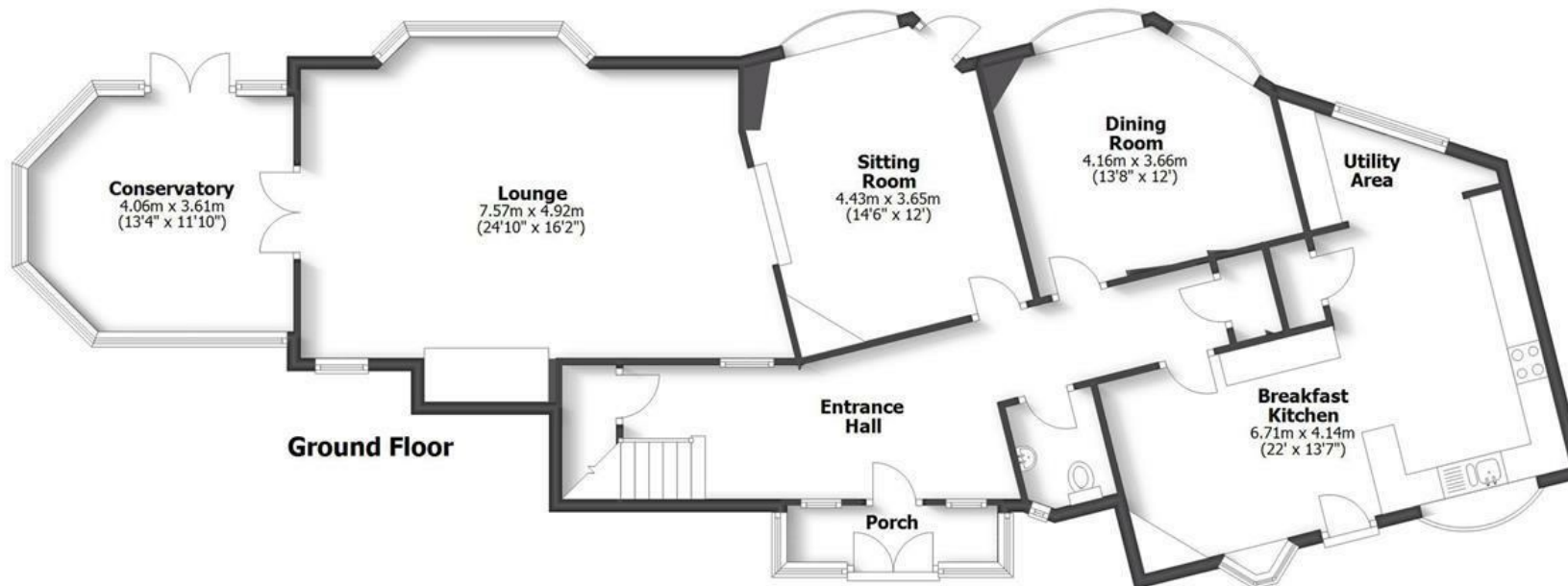
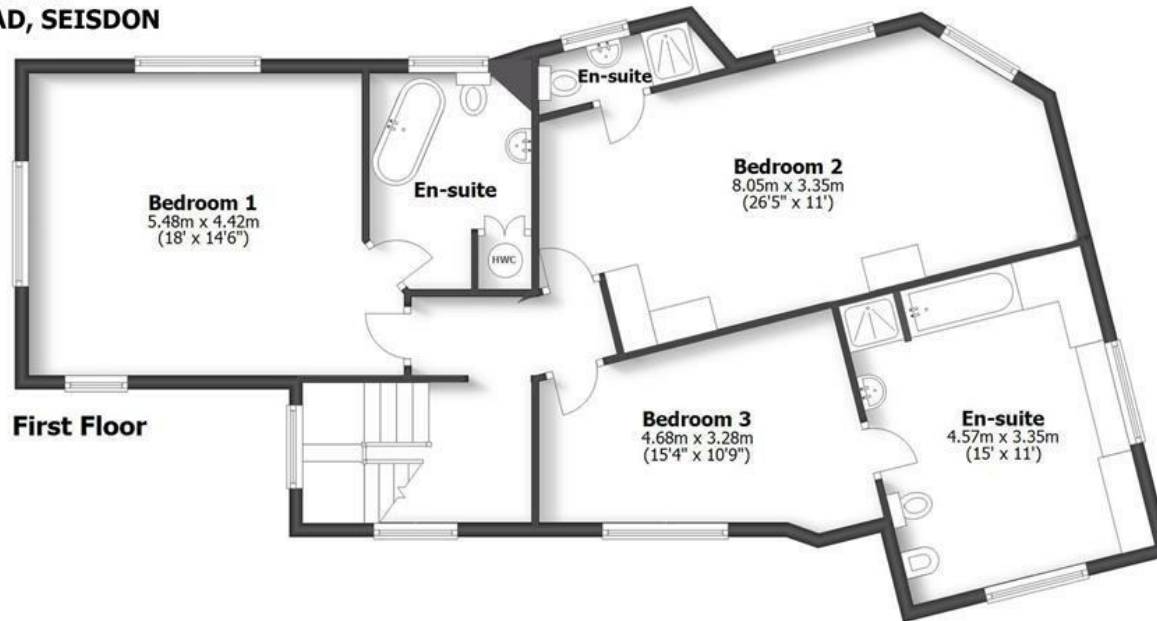
(All distances are approximate).

TINKERS CASTLE

TINKERS CASTLE ROAD, SEISDON

TOTAL: 247.4sq.m. 2663sq.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

Seisdon is a picturesque South Staffordshire village which lies within beautiful and unspoilt countryside close to the Shropshire/Staffordshire borders being within easy reach of Bridgnorth, Dudley, Wolverhampton and Stourbridge. The village offers a local convenience store and the property borders the Staffordshire Way - a 92 mile footpath spanning the County.

The name 'Tinkers Castle' is believed to have derived from the original Tinkers that occupied a cave as their home on this stunning sandstone escarpment. This now forms the lower level boiler room with the turreted house above.

ACCOMMODATION

This bespoke detached home enjoys a most private location with far reaching views in all directions. From a gated entrance, the property is approached through the front entrance porch with a front door opening into a spacious reception hall. From the hall a turning staircase rises to the first floor bedrooms with an understairs cupboard, guest WC and cloaks cupboard. The breakfast kitchen has a tiled floor throughout and is fitted with matching base and wall cabinets, work tops over, sink unit and built in appliances to include a fridge, freezer, oven/grill, ceramic hob with extractor hood above and a dishwasher. A utility area provides plumbing for a washing machine along with a pantry cupboard. There is a corner log burner in the breakfast area with a door and porch to the front. With three reception rooms: a dining room, sitting room and a large lounge that includes an open fire and double doors opening into the conservatory which enjoys an outlook across the gardens.

OUTSIDE

Approached via electric remote gates, the driveway extends around providing good parking. Steps to the side of the property lead down to a sandstone basement which houses the oil fired central heating boiler. A patio terrace is positioned to the rear which enjoys a most private aspect onto the ancient woodland and long views beyond. The lawned gardens are extensive and are bordered by the woodland. Within the grounds there is a large steel agricultural framed barn with a concrete base and having lights, power points and alarm/cameras connected. Previously used as a workshop, there are work benches installed, but it makes an ideal storage facility.

There is an additional gated vehicular entrance from the rear boundary directly into the woodland.

SERVICES

We are advised by our client that all mains water and electricity are connected. There is oil fired central heating and private drainage. There is an 'ornamental' gas fire in the snug area, but it is not connected. Verification should be obtained by your Surveyor. NB the roof of the property has been re-furbished and currently carries a 10 year warranty going forward.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

South Staffordshire Council Tax Band: G.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Proceed from Wolverhampton on the A454 Bridgnorth Road towards Bridgnorth, turning left at The Fox at Shipley towards the village of Seisdon. At the following T junction turn right towards Long Common and Claverley. Tinkers Castle is positioned at the brow of the hill on the left behind gates.

Asking Price £750,000

EPC: E

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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