



The Mill Gatacre, Claverley, Shropshire, WV5 7AW



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Forming part of this exclusive setting enjoying an open outlook to the rear across the adjoining parkland, The Mill offers two en-suite double bedrooms, three reception rooms along with a private garden area, garage and carport with parking.

Wombourne - 7 miles, Bridgnorth - 7 miles, Telford - 17 miles, Kidderminster - 13 miles, Shrewsbury - 27 miles, Stourbridge - 11 miles, Birmingham - 27 miles.  
(All distances are approximate).

## LOCATION

Located on the outskirts of the picturesque village of Claverley, the Gatacre Estate provides an exclusive collection of barn conversions and luxury apartments, each having their own unique inclusive features all of which enjoy views over the surrounding parkland. The Gatacre Estate has woodland and parkland designated walks.

Claverley is a picturesque Shropshire village with a primary school and nursery, that lies between the City of Wolverhampton and the historic market town of Bridgnorth just off the A454. It can be accessed within a two mile walk through beautiful fields and footpaths from Gatacre.

## ACCOMMODATION

A large front door opens into the dining hall having a tiled floor and a guest cloakroom/WC off. Stairs rise off to the first floor providing an under stairs utility cupboard area with the provision for a washing machine. The through lounge enjoys a dual aspect with a feature brick fireplace housing a Wenlock Stoves log burner set upon a tiled hearth. A door and windows open through into a beautiful garden room with a pitched roof enjoying views of the garden and lake beyond. The kitchen, which overlooks the rear elevation is fitted with matching base and wall cupboards, sink unit, built-in oven, grill, hob and an extractor hood above along with the provisions for a fridge, freezer and dishwasher. A back door opens out to the adjoining rear patio terrace.

Stairs from the hall rise to the first floor landing with a built-in cupboard housing the central heating boiler. There are two good size double bedrooms both of which offer fitted wardrobes and adjoining en-suites. The principal bedroom overlooks the rear parkland with views of the lake and beyond with the en-suite shower room comprising a large walk-in shower, high flush WC, bidet and wash hand basin with vanity unit. The second double bedroom overlooks the front elevation having an ensuite bathroom having a bath with shower over WC and wash handbasin with vanity unit.

## OUTSIDE

Approached via the long tarmacked driveway through the idyllic Gatacre Estate which leads to the barn conversions. The Mill is the first barn conversion you approach on the left hand side which has private parking along with a garage and adjoining single carport. The garden area extends around to the rear, with planted borders and a patio terrace with a lawn extending beyond. Please note that the garden is not enclosed and open to the adjoining estate land.

## TENURE AND SERVICE CHARGE

The property is FREEHOLD. Verification should be obtained from your surveyor. There is a service charge payable for the Gatacre Hall Estate which is currently around £1,338 per year that includes garden maintenance water supply and septic tank maintenance.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## COUNCIL TAX

Council Tax Band: E.  
Shropshire Council.  
[www.mycounciltax.org.uk/content/index](http://www.mycounciltax.org.uk/content/index)

## SERVICES

We are advised by our client that mains electricity is connected. LPG gas central heating, private drainage and a private water supply. A service charge applies per annum. Verification should be obtained from your surveyor.

## FIXTURES AND FITTINGS

By separate negotiation.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Berriman Eaton Bridgnorth office.

## DIRECTIONS

From Bridgnorth head out on to the Stourbridge Road (A458). After passing the petrol station/shop on your left hand side the road will continue to climb, at the brow of the hill take a left hand turn into Broad Oaks Lane. At the first triangle turn right. Follow the lane along and at the next triangle turn right and continue to follow this lane along for a short distance and take the first right hand turn over a cattle grid which will lead you onto the Gatacre Hall Estate.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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

Offers Around  
£395,000

EPC: E

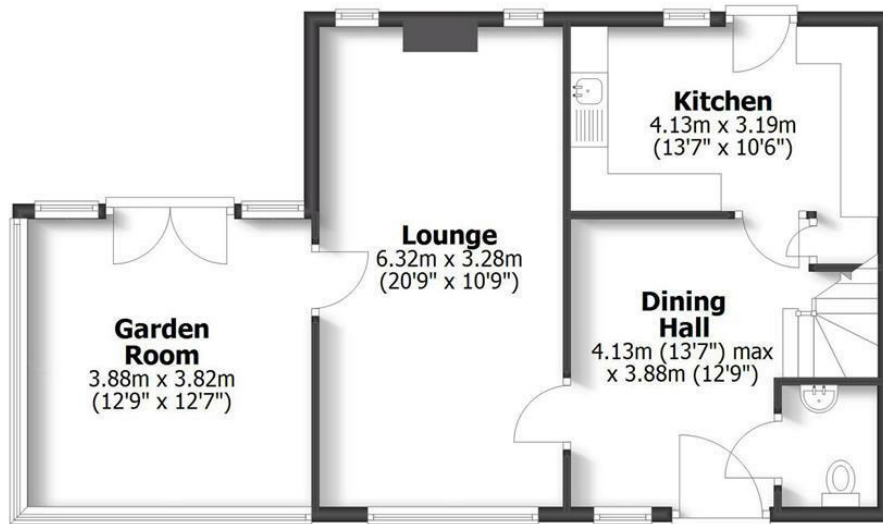
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



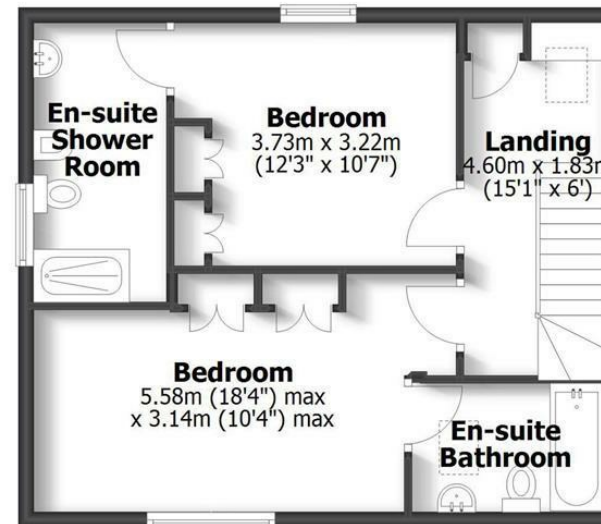
## THE MILL GATACRE, CLAVERLEY

HOUSE: 122.sq.m. 1,208.8sq.ft.  
GARAGE: 27.2sq.m. 292.5sq.ft.  
**TOTAL: 139.5sq.m. 1,501.5sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

