



Turret Lodge Apley Park, Bridgnorth, WV15 5NE

# Turret Lodge Apley Park, Bridgnorth, WV15 5NE

Amidst this idyllic English landscape, the detached single storey lodge, is high quality, recently having undergone some refurbishment in this magnificent conversion of Apley Hall and grounds that extend some 17 acres with a vineyard and views along the Severn Valley. The location is between the market Town of Bridgnorth and the more modern town of Telford with railway and motorway links.

## LOCATION

Approaching the Hall and Courtyard Houses, the long drive takes you through the surrounding Apley Park which is an outstanding rural landscape, due to the careful stewardship of Apley Estates who preserve the privacy and integrity of the parkland around the Hall.

The Apley Estate has been handed down through generations and is owned by the Trustees of the Estate of the 5th Lord Hamilton of Dalzell. The mile long private Tarmac drive leads through a glorious rolling parkland landscape to the River Severn and gives gated access to the Hall and Courtyard houses which are privately owned.

Although feeling very rural, once into the village of Norton on the A442, there is easy access to the major road network with links to the M54 and Telford train station along with Hundred House Restaurant and Apley Farm Shop offering a comprehensive range of amenities to include a local butcher, delicatessen and cafe. Day to day amenities can be found in the historic Market Town of Bridgnorth, or the newer shopping selections in Telford.

## ACCOMMODATION

An outstanding and impeccably improved and presented single storey residence of character (Grade II). This unique property is well proportioned accommodation with high ceilings, neutral décor and oil-fired central heating, together with wonderful countryside views across the surrounding estate.

The front door opens into a welcoming open plan dining kitchen, forming the heart of the home. The modern kitchen is fitted with a range of matching base and wall cabinets complemented by granite worktops and a stainless steel sink unit. Integrated appliances include an oven with hob and extractor hood, fridge freezer, microwave and a compact dishwasher.

Sash windows to the front and rear elevations provide an abundance of natural light and delightful views across the estate. Adjacent to the kitchen is the living area, enjoying a dual aspect and a rear door opening onto the garden terrace with a fireplace housing a log burning stove, creating a cosy focal point.

An inner hall provides access to a useful utility/store room with provisions for a washing machine and tumble dryer. This space also houses the central heating boiler and includes a heated towel rail and a Velux skylight.

The principal double bedroom enjoys charming secondary glazed arched windows to the rear with lovely views across the parkland. It also benefits from a double built-in wardrobe with concealed lighting and a private en-suite shower room, comprising a shower enclosure, wash hand basin with vanity unit and WC. The room is partly tiled and features a heated towel rail and Velux skylight. A further guest double bedroom is fitted with matching wardrobes and cupboards and has sash windows to both the front and rear elevations. This room also benefits from its own en-suite bathroom, comprising a P-shaped bath with shower over, WC and wash hand basin with vanity unit, together with a heated towel rail.

## OUTSIDE

The property is approached via electric gates leading into a communal courtyard within the estate grounds. The lodge benefits from two allocated private parking spaces to the front, with a lockable side store to provide storage and access to the oil tank. To the rear, the enclosed garden terrace is block paved and bordered with estate fencing and includes a watering irrigation system. The terrace enjoys a sunny aspect and offers far-reaching views across the Apley Estate, creating a peaceful and private outdoor.

## SERVICES

We are advised by our client that mains electricity is connected. There is a communal sewage treatment plant and the heating is oil fired. We are advised the clients are including their Starlink receiver for WiFi access. Verification should be obtained from your surveyor or Solicitor.

## SERVICE CHARGE

There is a ground rent of £150 PA together with a service charge. Please ask agent for further details.

## TENURE

The Freehold is owned by Apley Hall Management Company with each property owner having a share. Lease of 199 years from 2005.

## COUNCIL TAX

Shropshire Council.  
Tax Band: D.

## FIXTURES AND FITTINGS

The property is sold s seen.

## VIEWING ARRANGMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

Leaving Bridgnorth heading out towards Telford on the A442, continue for approximately 6 miles. On entering the village of Norton take the left hand turn immediately after The Hundred House restaurant into Cheswardine Lane. Follow this road straight along where you will pass over 3 cattle grids taking you down to Apley Hall. Continue straight ahead, through the gates into the gravelled courtyard where the property is situated immediately on the left hand side. Parking is directly to the front of the property.

### Tettenhall Office

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### Lettings Office

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### Bridgnorth Office

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### Wombourne Office

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Asking Price  
£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.



## TURRET LODGE

APLEY PARK, BRIDGNORTH

**TOTAL: 84.0sq.m. 903.7sq.ft.**

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



