



**The Smithy, Gatacre, Claverley, Shropshire, WV5 7AW**





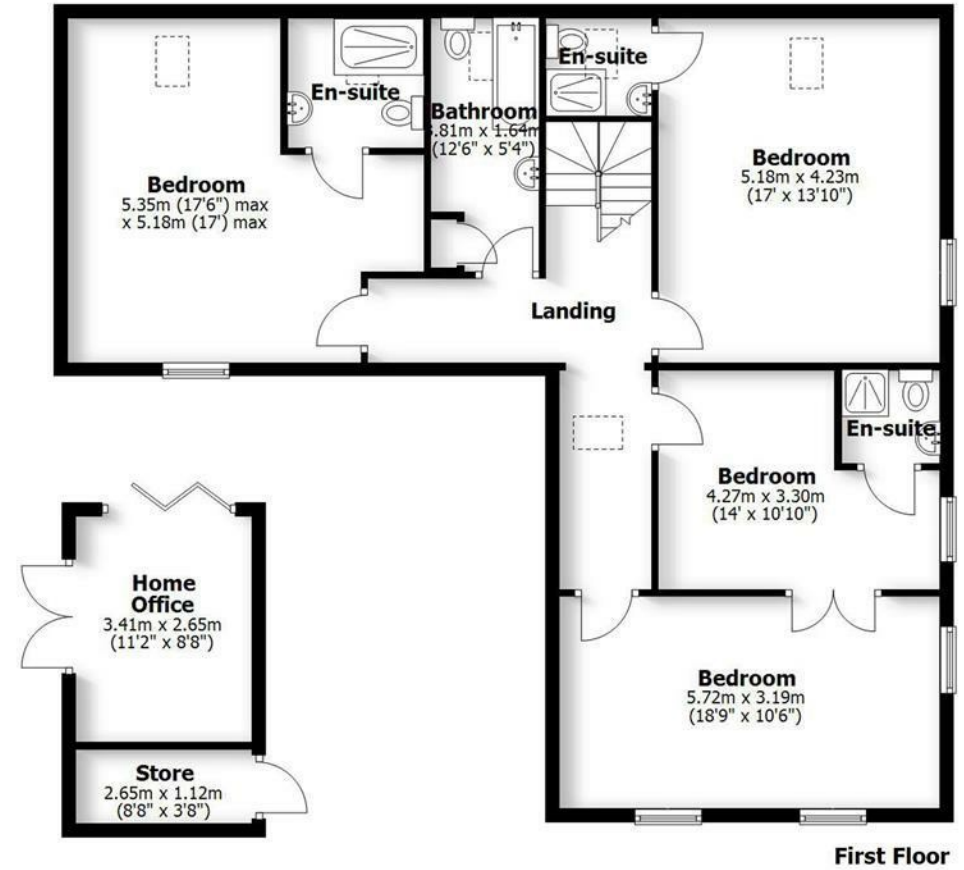
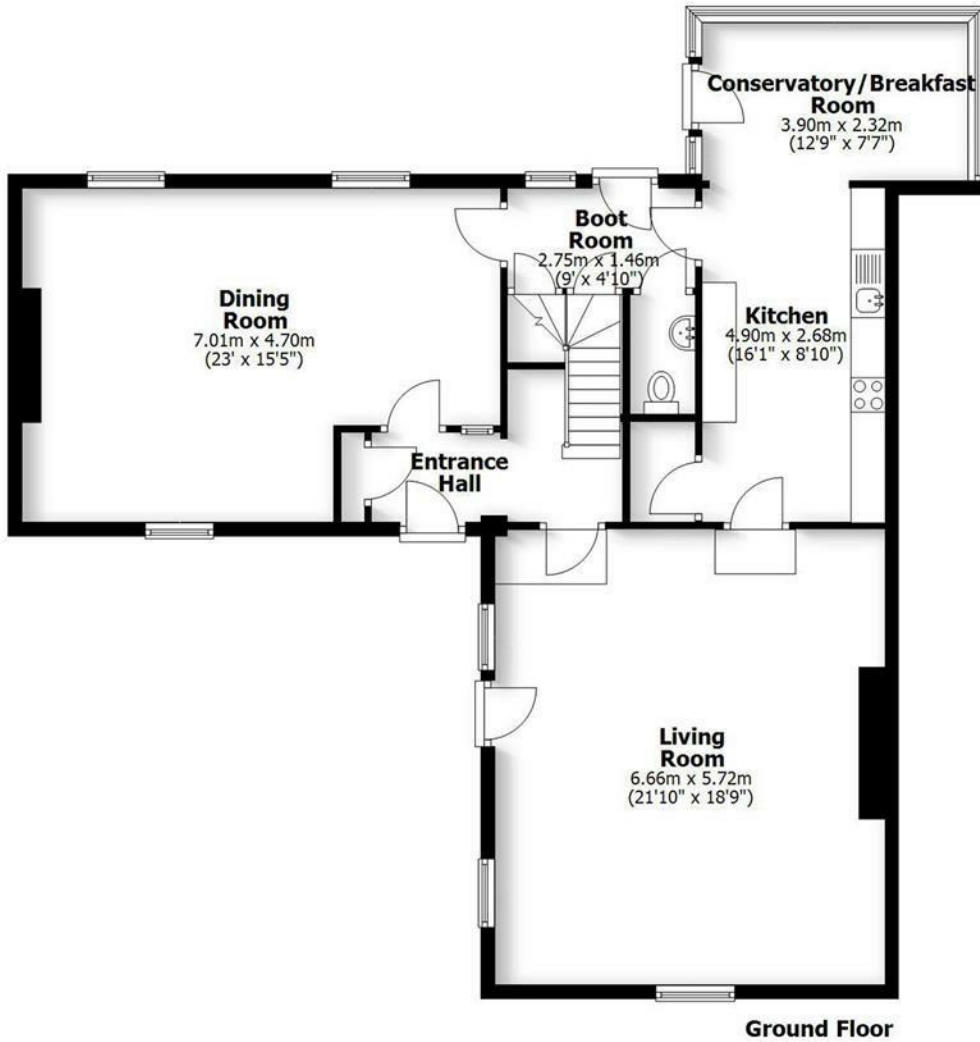
## The Smithy, Gatacre, Claverley, Shropshire, WV5 7AW

Set within the grounds of the idyllic Gatacre Estate, the property boasts generous four-bedroom accommodation, a large garden, excellent parking, and the added benefit of access to the well maintained communal estate grounds,  
Bridgnorth - 6 miles, Wombourne - 7 miles, Kidderminster - 13 miles, Stourbridge - 11 miles, Telford - 16 miles, Shrewsbury - 27 miles, Birmingham - 26 miles.  
(All distances are approximate).

**THE SMITHY**  
GATACRE, CLAVERLEY

HOUSE: 214.0sq.m. 2,307.1sq.ft.  
HOME OFFICE/STORE: 12.3sq.m. 132.2sq.ft.  
**TOTAL: 226.6sq.m. 2,439.3sq.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

Located on the outskirts of the picturesque village of Claverley, the Gatacre Hall Estate offers an exclusive collection of converted barns and listed luxury apartments. Each property features its own unique character and premium finishes, all enjoying stunning views across the surrounding parkland. Residents also benefit from access to designated woodland and parkland walks throughout the estate.

Claverley is a charming Shropshire village with a primary school and nursery, ideally situated between the city of Wolverhampton and the historic market town of Bridgnorth, just off the A454. The village can be reached from Gatacre via a scenic two mile walk through beautiful countryside, fields, and public footpaths.

## ACCOMMODATION

Upon entering the property, you are welcomed into an entrance hall with a cloaks cupboard and stairs leading to the first floor. The impressive dining and entertaining room features panelled walls, decorative engravings, and a beamed ceiling, while enjoying a dual aspect and a feature fireplace housing a cast iron log-burning stove. The generous living room benefits from windows and an additional door to the front elevation, together with exposed beams and a large exposed brick fireplace fitted with a further log-burning stove. The kitchen is fitted with painted base cabinets complemented by wood block worktops and a sink unit, along with a large double oven, grill, and seven-burner gas hob with extractor hood above. A particularly useful walk-in pantry provides fitted shelving and space for an upright fridge/freezer. The tiled flooring continues through into the adjoining conservatory, currently used as a breakfast room, which overlooks the garden and has doors opening onto the outside space.

To the rear, a boot room provides additional storage and access to an understairs cupboard with plumbing and space for laundry appliances. There is also a guest WC comprising a pedestal wash hand basin and WC. A back door gives access to the gardens.

A staircase rises from the reception hall to the spacious first floor landing, which gives access to four well proportioned double bedrooms and the family bathroom.

The impressive principal bedroom suite enjoys a dual aspect and a stylish contemporary en-suite shower room. Three further generous double bedrooms provide excellent accommodation for family and guests alike, two of which are complemented by their own en-suite shower rooms. Completing the first floor is the family bathroom, fitted with a suite comprising a panelled bath with shower attachment, wash hand basin, WC, and useful airing cupboard.

## OUTSIDE

Forming part of an attractive courtyard setting, The Smithy is one of the largest barns within the estate and benefits from ample private parking. To the front, a block paved driveway provides generous parking and extends to the side, offering further additional parking spaces

The impressive rear garden is predominantly laid to lawn, featuring an extensive level garden ideal for families and outdoor entertaining. A paved patio extends directly from the rear of the barn, creating a private seating and dining terrace from which to enjoy the outlook of the gardens. The lawns are maintained on a regular basis by the management company, with this service included within the service charge. Within the gardens is a modern detached home office with adjoining store, providing excellent versatility for those working from home or seeking additional hobby/storage space. Shared gated access leads to the front of the property. The gardens are enclosed by post and rail fencing and incorporate part of the original walled garden to the rear, which is home to a variety of established fruit trees, adding further charm and character to this delightful setting.

## TENURE AND SERVICE CHARGE

The property is FREEHOLD. There is a service charge payable for the Gatacre Hall Estate which is currently around £1,338 per annum, which is invoiced quarterly. That includes garden maintenance, water supply and septic tank maintenance. The property is subject to the covenants associated with the Gatacre Hall Estate. Verification should be obtained from your surveyor and solicitor.

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: F  
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.

Offers Around £685,000

EPC:

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.







**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)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**