Little Orchard, Roughton, Bridgnorth, Shropshire, WV15 5HE

BERRIMAN
EATON

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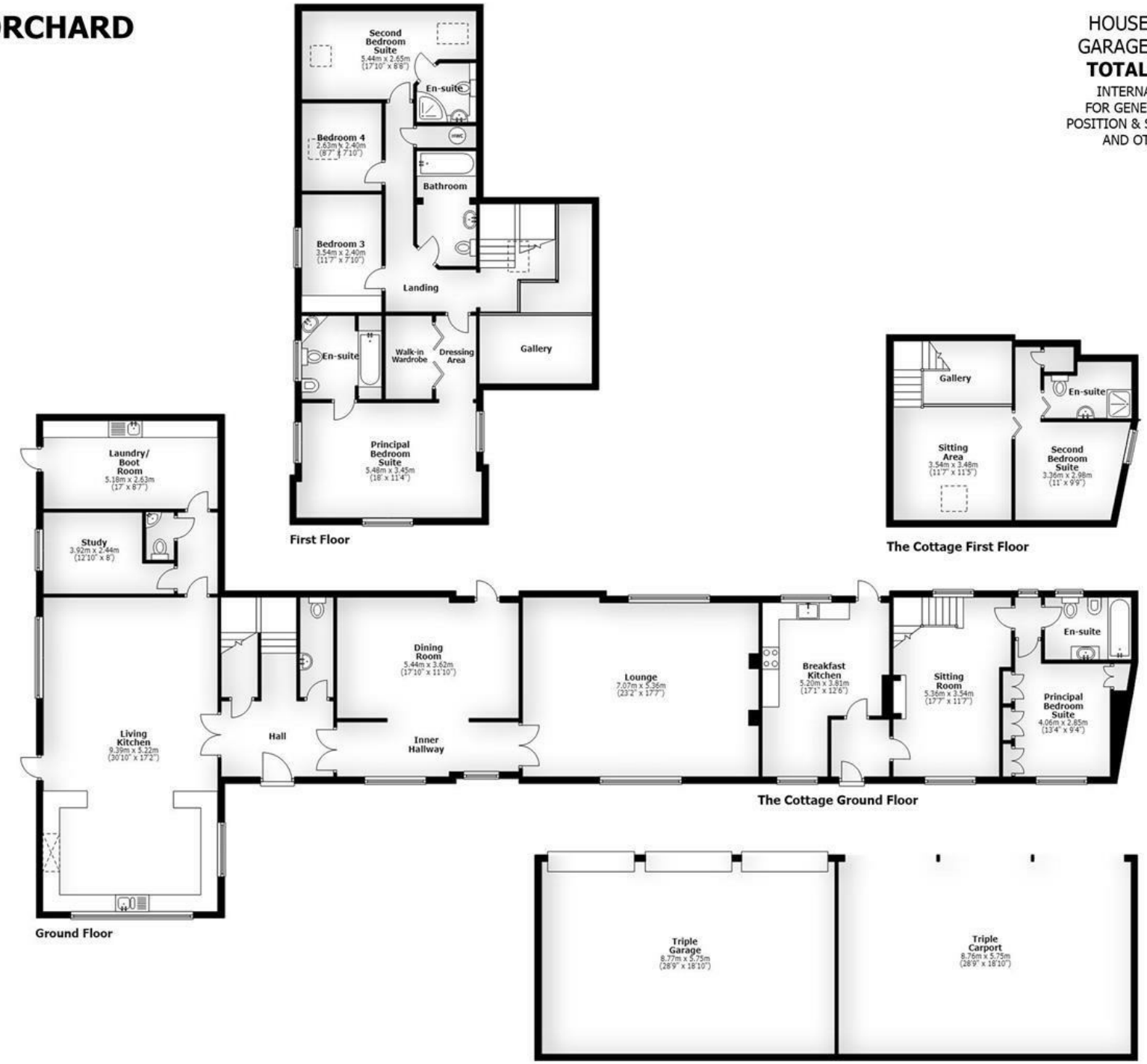
A delightful country estate providing a substantial, four bedroom principal residence with an adjoining two bedroom cottage, outbuildings, gardens, orchard, field and paddock with a total area of almost four acres, all standing in a beautiful Shropshire setting between Bridgnorth and Wolverhampton.

LITTLE ORCHARD
ROUGHTON

HOUSE:	353.2sq.m.	3802sq.ft.
GARAGE:	101.3sq.m.	1091sq.ft.
TOTAL:	**454.5sq.m.**	**4893sq.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
The Hamlet of Roughton is conveniently positioned off the A454, within the Ward of Worfield, Shropshire. Under four miles from the historic Market Town of Bridgnorth, the immediate village area has a convenience store and petrol station, local pubs, Good Ofsted Rated Primary School and Nursery, Village Hall and Church. In addition to the excellent walking and riding, there are numerous local Golf Courses. The area is also an excellent location for a selection of secondary schools in both the public and private sector.

DESCRIPTION
Little Orchard is a beautifully laid out and well designed barn conversion providing excellent living accommodation over both ground and first floors which is ideal for modern lifestyles.

The property has the benefit of an adjoining two storey cottage which provides excellent two bedroom accommodation which could be used for multi-generational living or as a holiday let. In addition there is a substantial garage block which provides a triple garage along with a triple carport and there are large, adjoining paddocks with a total area of almost four acres.

Both properties have been well maintained over the years and benefit from double glazing, central heating and burglar alarms. There is the scope for a gentle scheme of modernisation, affording buyers the opportunity to make the property "their own".

ACCOMMODATION
A gabled, oak framed PORCH has a front door opening into the impressive HALL with a vaulted ceiling and galleried landing above, a cloaks and storage cupboard and a GUEST CLOAKROOM with fitted suite. There is an INNER HALL with a wide, open arch leading to the DINING ROOM and an exterior door. The LOUNGE is a superb room in size with a light, through aspect, an inglenook style fireplace with exposed brick back, brick hearth and a log burning stove. The focal point of the ground floor is the superb LIVING KITCHEN with a stable style door to the garden. The kitchen area has a extensive range of wall and base mounted cabinetry, space for a range style cooker, an integrated dishwasher, integrated fridge and freezer, a light corner aspect, tiled floor and integrated ceiling lighting. There is ample space for informal dining and a seating area with a living flame log effect gas fire. A door from the living kitchen opens into a REAR HALL with a STUDY which is an ideal place for those wishing to work from home and a SECOND CLOAKROOM with fitted suite and a large LAUNDRY / BOOT ROOM with wall and base mounted cupboards and a stable style external door.

A staircase from the hall rises to the impressive first floor galleried landing. The PRINCIPAL SUITE has a walk through DRESSING AREA with a walk-in wardrobe and a double bedroom with a light, triple aspect with glorious views and an EN-SUITE BATHROOM with a panelled bath, bidet, WC and corner vanity with wash basin with cupboard beneath and mirrors behind, integrated ceiling lighting and tiled flooring. The SECOND BEDROOM SUITE has a double bedroom with roof lights to two elevations and an EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled corner shower, WC with concealed flush and vanity unit with cupboard beneath. There are TWO FURTHER GOOD SIZED BEDROOMS, one of which has fitted wardrobes either side of a central kneehole dressing table and a modern HOUSE BATHROOM with a bath with shower over, WC and vanity stand with wash basin, part tiled walls and floor and integrated ceiling lighting.

The Cottage has a stepping stone path leading to the front door which opens into the HALL with laminated flooring and a door into the BREAKFAST KITCHEN which has wall and base mounted cabinetry, laminated flooring, a two ring electric hob together with a two ring gas hob with a built under electric oven, an integrated fridge, a light through aspect, integrated ceiling lighting and an external stable style door. There is a SITTING ROOM with a light through aspect, an inglenook style fireplace with living flame coal effect stove, raftered ceiling and a door to the PRINCIPAL SUITE with a double bedroom with a wide range of fitted wardrobes and an adjoining BATHROOM with a panelled bath, WC, bidet and vanity unit with inset wash basin with cupboard beneath, integrated ceiling lighting, wiring for wall lights and part tiled walls.

Stairs rise to the first floor galleried landing which provides a further SITTING AREA with exposed wooden flooring and a SECOND SUITE with a double bedroom with exposed ceiling timbering and an EN-SUITE SHOWER ROOM with a fully tiled shower, wall hung wash basin and WC together with integrated ceiling lighting and exposed timbering.

OUTSIDE
Little Orchard is approached through wooden, double remote control gates which open onto a gravel DRIVEWAY providing ample off street parking. There is a substantial GARAGE BLOCK with an open fronted, triple carport and three car garaging. This could be converted to provide further accommodation such as a games room (subject to gaining all of the usual and necessary consents and permissions).

The property stands within well maintained and matured GARDENS which are beautifully laid out with lawned areas and well planted beds and borders. There is an adjoining ORCHARD, FIELD AND PADDOCK with post and rail fencing and a total area of approximately four acres. The field has separate gated access to the main road.

We are informed by the Vendors that mains water and electricity are connected, the central heating for the house is oil, the central heating for the cottage is gas and drainage is to a private septic tank
COUNCIL TAX BAND G for the house and BAND B for the cottage – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available. We are advised by the vendor that the property now has access to full fibre broadband.
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

DIRECTIONS
What3words: ///sculptin.reserves.driveways

Offers Around £995,000 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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk