



Hundred House Lodge and Annexe, Ludlow Road, Bridgnorth, Shropshire, WV16 5NQ

BERRIMAN
EATON





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On the edge of Town, this large arrangement of barn conversions has been divided into a main residence, annexe and four car garage with a high degree of privacy. Standing in around an acre of gardens this is an impressive opportunity with a private entrance into a courtyard setting. Bridgnorth 1 miles - Telford 13 miles - Kidderminster 14 miles - Wolverhampton 16 miles - Ludlow 17 miles - Shrewsbury 20 miles. (All distances are approximate).

HUNDRED HOUSE LODGE AND ANNEXE

LUDLOW ROAD, BRIDGNORTH

HOUSE: 255.5sq.m. 2,750.0sq.ft.
 ANNEXE: 91.1sq.m. 980.1sq.ft.
 GARAGES/LOFT ROOM: 106.5sq.m. 1,145.9sq.ft.
TOTAL: 453.1sq.m. 4,876.0sq.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

Hundred House Lodge enjoys an elevated position with far reaching views, just a short distance from town, accessed via a private drive and set within beautiful grounds. The historic market town of Bridgnorth offers a wide range of amenities, including shops, primary and secondary schools, healthcare services, post offices, and a variety of pubs, cafés, and restaurants. The town also boasts an excellent selection of sports clubs, regular weekend markets, and popular local attractions such as the Severn Valley Steam Railway, the River Severn, and the Cliff Railway.

ACCOMMODATION

Arranged around a courtyard setting, the accommodation comprises: A front door opening into a porch with a further door leads into the entrance hall which features a guest cloakroom/WC and a staircase rising to the first floor. The kitchen is well-appointed with a range of matching base and wall units, worktops, and a sink, along with integrated appliances including a fridge and dishwasher. Adjacent to the kitchen is a practical pantry and a separate utility room, offering additional storage, a further sink, and space for appliances. The spacious living room is full of character, showcasing exposed beams, a fireplace with a log-burning stove, and windows overlooking the courtyard. Sliding patio doors lead into a large garden room, which enjoys far reaching views, with French doors opening onto the patio terrace. The ground floor is completed by two additional reception rooms, currently arranged as a formal dining room and a study/sitting room.

Upstairs, the first floor landing provides access to three generously sized double bedrooms, a family bathroom, and an airing cupboard. The principal bedroom benefits from dual aspect views, a walk-in dressing room, and an en-suite shower room fitted with a WC, twin wash basins, and a separate shower. The remaining two double bedrooms are well proportioned and served by a family bathroom comprising a WC, wash basin, corner bath, and separate shower, along with a useful linen cupboard.

ANNEXE

Adjoining the main barn is a separate, self contained annexe. The property is entered via a front door into an entrance porch, which leads through to a central hallway. The open plan dining kitchen enjoys far reaching views to the rear and is fitted with a range of base units with worktops over, a sink unit, and a built-in oven with hob above, along with space and provision for a washing machine. The floor is tiled, and a door leads directly out to the rear courtyard. The dining area features attractive exposed beams and views to the rear. Leading off the dining area is a separate lounge, which benefits from a window overlooking the front courtyard and French doors opening onto the rear garden.

Also accessed from the hallway is the main shower room, which is part-tiled and fitted with a WC, wash hand basin, and a corner shower enclosure. The annex offers two well proportioned double bedrooms.

Externally, there is a large block-paved courtyard to the rear, providing ample parking.

OUTSIDE - LARGE DETACHED FOUR CAR GARAGE AND LOFT

On entering through the gates, a large driveway sweeps into the courtyard and continues to a separate parking area for the annexe. From the entrance, the drive also extends to the right giving access to a detached four car garage with stairs leading to a 39ft loft room. The whole plot is around an acre and mainly laid to lawn.

SERVICES

We are advised by our client that there is mains water and electricity. Oil fired central heating to both properties and a septic tank. Verification should be obtained by your surveyor,

PLEASE NOTE

PLEASE NOTE Tasley Village is a large development with planning close to the rear of the property. The barn stands well elevated above the proposed development land, so there will still be far reaching views. There is no vehicular access to the development anywhere near the barn. The plans can be viewed from this link: <https://tasleygardenvillage.uk/index.php?contentid=4> If you have any questions please call us.

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: G.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth town, proceed out onto the Ludlow Road. on approaching The Punch Bowl pub/restaurant, take a right hand turn immediately before into a private drive and follow all the way along to the end where a gated entrance leads to Hundred House Lodge.

Asking Price £925,000

EPC: F

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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