



The Dower House, Burwarton, Bridgnorth

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The Dower House

Burwarton, Bridgnorth, Worcestershire, WV16 6QH

An incredibly desirable property, recently renovated throughout with an uncompromising, stylish finish

Bridgnorth 9 miles, Ludlow 10 miles, M54 Motorway 21 miles, Wolverhampton 24 miles, Shrewsbury 30 miles, M5 Motorway 30 miles, Birmingham 37 miles, London 150 miles

Hall | Drawing room | Dining room | Sitting room
Study | Kitchen | Breakfast room | Utility room
Pantry | Larder | Cloakroom | Cellars | Principal bedroom suite | 7 Further bedrooms | 3 Bath/shower rooms | Cinema room | Coach house with stabling and loft | 2 Garages | Swimming pool | Pool house and annexe with kitchen, shower room and sitting area | Oak framed covered entertaining space with barbeque, bar and hot tub area | Landscaped gardens | About 2.56 acres in all | EPC E

Location

This impressive home sits within beautiful landscaped gardens in the heart of an attractive stone-built village, surrounded by countryside and farmland in an Area of Outstanding Natural Beauty.

The property is located between the popular and historic market towns of Ludlow and Bridgnorth. The village of Burwarton has a public house and restaurant, while the neighbouring village of Cleobury North, just over a mile away, has a village store and post office. Ludlow is famed for its fine gastronomic reputation, independent shops, interesting architecture, vibrant festivals and retains an immense popularity for locals and visitors alike.

Communications in the area are excellent. The B4364 connects Burwarton through to Bridgnorth where good road links connect to the M54 and national motorway network. The A454 can be picked up at Bridgnorth and provides easy access to Wolverhampton and the West Midlands conurbation. There are main line train services running from Ludlow on the Manchester to Cardiff line and direct trains to London from Wolverhampton. There are international airports at Birmingham, Manchester and East Midlands.

Outside

A courtyard of handsome brick built outbuildings is located close to the house around a large parking area, courtyard patio and garden. The detached coach house with hay loft above, two stables and a tack room offers tremendous potential subject to necessary consent. PV panels to the south facing roof of the coach house. Next to the coach house are two garages and a store, to the rear and side, is a pool house boasting a recently renovated kitchen, shower room and large reception room which opens to the outdoor heated pool. The pool house is flanked by an excellent covered entertaining space with hot tub area, built in stone barbeque and separate bar, all with lighting and power. Opposite and to the other side of the swimming pool is a productive kitchen garden with raised vegetable plots, fruit cages and a green house.

The landscaped gardens and grounds of the property offer mature copper beech, oak and other specimen trees. There is a large expanse of lawn to the south surrounded by mature trees and wild flower borders. The gardens provide a private backdrop to the property with year round colour and interest to be enjoyed from various seating areas. There are double doors from the dining room to the splendid patio area situation off the southern aspect of the house, overlooking the gorgeous gardens.

The property can be accessed off the road via two separate driveways with large electric gates leading to excellent parking and turning areas to the rear of the house.









The property

The Dower House is a former rectory dating back to the late 19th Century. The current owners have renovated the property; including roof through kitchen and bathrooms to installing PV panels, and everything in between. Of particular note is the bespoke joinery and carpentry throughout. The property is a simply superb mix of modern amenity, style, uncompromising detail and generous character and charm.

High ceilings and traditional fireplaces, to mullioned windows and stone quoins, with high tech room controls operated by smartphone or tablet to control anything from music and lighting in the kitchen to remote control of the electric gates. The blend of the traditional and the modern is superb.

At the heart of the home is the wonderful kitchen with stylish bespoke units finished with marble and granite work surfaces, Aga, and various top of the range built in appliances. A pantry, cold store and separate utility complement the kitchen, as does the incredibly useful back kitchen/butlers pantry which sits between the main kitchen and the dining room. Off the back hall is the breakfast room with dramatic vaulted ceiling.

The main reception rooms off the wonderful entrance hall; being drawing room, sitting room and dining room, are exceptional and all offer large shuttered double glazed sash windows, overlooking the gardens.

An excellent study with built in bookcases, cloakroom with shower and a laundry room complete the ground floor.

The gorgeous staircase winds to the first floor landing, off which is the substantial principal suite, four bedrooms, a well-appointed wet room, and a bathroom with separate WC. The hall continues to the back stairs, two further bedrooms and an exceptional family bath and shower room.

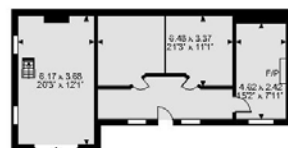
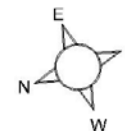
Continuing upwards, the second floor provides flexibility, currently set up as a games room, cinema room, full size snooker room and two further bedrooms.







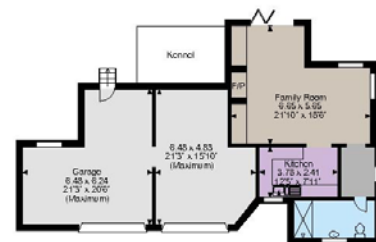
The Dower House, Burwarton, Bridgnorth, WV16 6QH
 House internal area 7547 sq ft (701 sq m)
 Garage internal area 646 sq ft (60 sq m)
 Annexe internal area 574 sq ft (53 sq m)
 Coach House internal area 951 sq ft (88 sq m)
 Total internal area 9718 sq ft (903 sq m)
 For identification purposes only.



Coach House
Ground Floor



Coach House
First Floor



Annexe



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Ludlow take the A4117 towards Kidderminster. Take the first left onto the B4364 to Bridgnorth. Continue for approx 7.7 miles to the village of Burwarton. Pass the 40 speed limit signs and at the 30 speed limit signs the entrance to the property is on the right, indicated by large wooden gates set back from the road.

General

Local Authority: Shropshire Council 0345 678 9000

Services: Automated centralised system for lighting, wi-fi, telephone, tv, electric gates, cctv, and fire alarm system with remote control via smartphone or tablet. Superfast broadband throughout the property. Mains electric, water and drainage.

Council Tax: Band G

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agents' notes: There is a footpath to the southern boundary of the property.

Tenure: Freehold

Guide Price: £2,675,000

Ludlow

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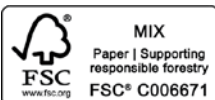
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