

Lower Glazeley Manor Glazeley, Bridgnorth, Shropshire, WV16 6AB

BERRIMAN
EATON











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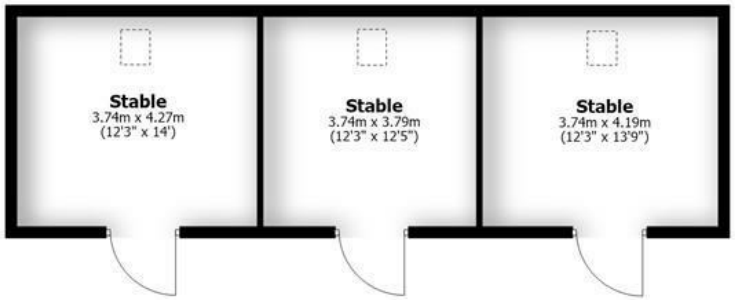
Recently converted, this large period residence is adjacent to Glazeley Manor, and is a most spacious residence with large room proportions and renovated to a high standard. With just under 4 acres of garden and paddocks, stables and an outdoor swimming pool with garden room facilities. The 5 bedroom, 3 bathroom accommodation makes a stunning living space and we would highly recommend viewing. The southerly facing rear elevation has a loggia across the rear with far reaching views into Shropshire countryside. NO ONWARD CHAIN.

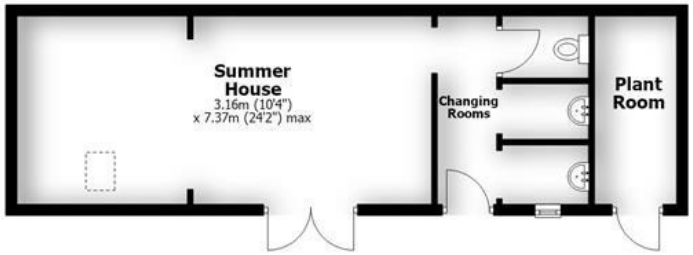
Bridgnorth - 4 miles, Much Wenlock - 10 miles, Kidderminster - 14 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Telford - 15 miles, Wolverhampton - 17 miles, Birmingham - 29 miles.
(All distances are approximate).

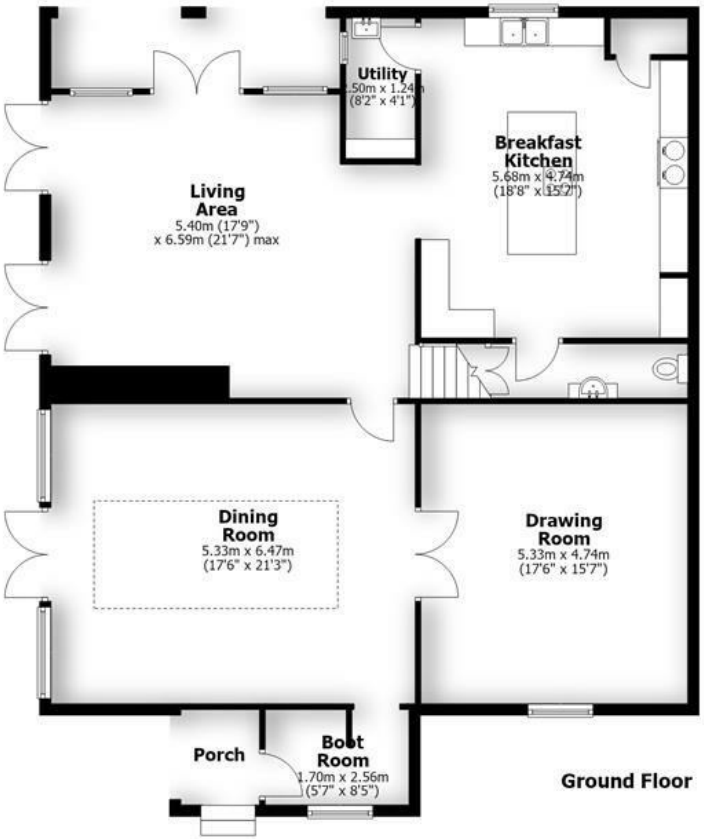
LOWER GLAZELEY MANOR
GLAZELEY, SHROPSHIRE

HOUSE:	251.7sq.m.	2,709.4sq.ft.
LOFT ROOM:	20.5sq.m.	220.7sq.ft.
STABLES & SUMMER HOUSE:	85.8sq.m.	923.0sq.ft.
TOTAL:	**358.0sq.m.**	**3,853.1sq.ft.**

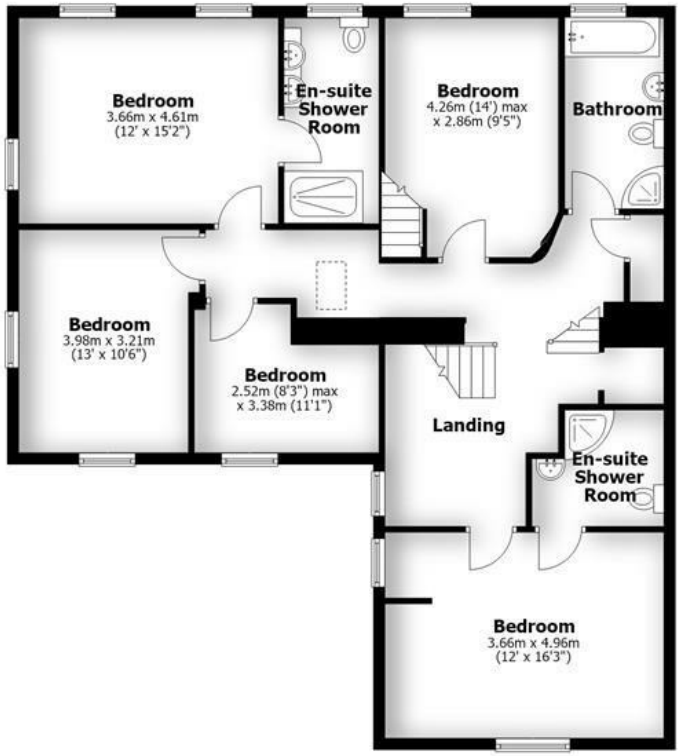
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



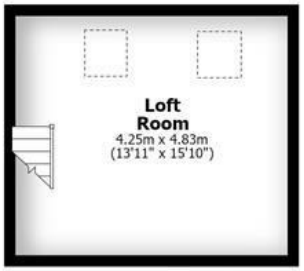




Ground Floor



First Floor



Second Floor

LOCATION
Glazeley is a picturesque rural hamlet situated close to the historic market town of Bridgnorth, surrounded by some of Shropshire's most beautiful countryside. The landscape is characterised by gently rolling farmland, mature woodland and undulating hills, creating an idyllic setting for those seeking a peaceful country lifestyle. The surrounding countryside offers excellent opportunities for walking, horse riding and a wide range of outdoor pursuits, with an abundance of scenic routes and bridleways to explore. Despite its tranquil rural setting, the property is conveniently positioned approximately 3 miles from Bridgnorth, which provides an excellent range of everyday amenities. These include a variety of independent shops, pubs and restaurants, primary and secondary schooling, healthcare services, a hospital, and a range of sports and leisure facilities.

Bridgnorth also offers a wealth of attractions and leisure opportunities, including the renowned Severn Valley Railway, the historic Bridgnorth Castle and Gardens, Northgate Museum, theatre and cinema, together with the much-loved Bridgnorth Cliff Railway. With its combination of beautiful countryside, excellent recreational opportunities and convenient access to Bridgnorth, Glazeley provides an exceptional setting for a rural home while remaining well connected to local amenities.

OVERVIEW
Purchased by a property developer some years ago for their private occupation, planning has now been passed to divide the main grand house into two substantial country dwellings, each maintaining a high degree of privacy and their own paddocks. Lower Glazeley Manor has the larger land area of just under 4 acres with a natural pond, paddocks, stables and a small area of woodland. There is a large gated private driveway and planning on the stable block for conversion into annexe accommodation if desired. Planning ref: 25/01009/FUL

Internally, the property has been beautifully renovated retaining the original feature Loggia across the rear to provide some shade whilst enjoying the southerly aspect and views beyond. The accommodation has large spacious rooms with modern appointments.

ACCOMMODATION
Approached through an attractive oak framed open porch, the front door opens into a particularly useful entrance hall/boot room laid with a quarry tiled floor. Steps lead up into an impressive reception room, centred around a striking glazed roof lantern which floods the space with natural light. French doors open directly onto the gardens overlooking the pool terrace, creating a wonderful connection between the interior and the surrounding grounds. From here, double doors and steps lead down into a beautiful drawing room, featuring a characterful beam ceiling, exposed brickwork and a window overlooking the side elevation. This charming room provides an elegant yet comfortable space for relaxation and entertaining. The accommodation continues through to a substantial open plan living area, where three sets of French doors open onto the peaceful gardens and enjoy uninterrupted views across the surrounding countryside. An attractive exposed brick fireplace houses a log burning stove, creating a warm focal point to the room, while the staircase rises to the first floor accommodation. The ground floor is completed by a superb open plan breakfast kitchen, fitted with a range of bespoke painted base and wall cabinets with work surfaces over incorporating a breakfast bar, together with a ceramic sink and a range of integrated appliances, including an oil-fired Aga with an additional electric oven and grill, induction hob and dishwasher. Leading from the the kitchen there is useful pantry cupboard, separate utility room providing excellent space and plumbing for appliances together with a fitted sink unit and a guest cloakroom/WC with understairs storage.

The staircase rises to a split level landing, featuring an attractive oak and glass balustrading with access to useful storage spaces. A further space saving staircase rises to the converted loft room, which enjoys exposed beams and rafters together with elevated views across the surrounding countryside. The principal bedroom suite enjoys a dual aspect, together with an adjoining en-suite shower room comprising a walk-in shower, dual wash hand basins and WC. Across the landing is a further guest double bedroom, again enjoying a dual aspect and benefiting from its own en-suite shower room. The first floor is completed by three further bedrooms and a well appointed family bathroom, providing exceptionally flexible accommodation.

OUTSIDE GROUNDS
The drive leads into a private gated entrance which opens to a generous private courtyard providing ample parking and access to the stable block which has lighting and power connected. A further gated entrance leads through to the landscaped gardens.

Additional vehicular access from the driveway, extends around to the rear providing convenient vehicular access to the adjoining paddocks.

The gardens are a particular feature of the property, incorporating an extensive lawn complemented by beautifully planted, well stocked borders and raised vegetable beds. Mature hedging, established trees and planting create a high degree of privacy and seclusion within the formal garden.

A superb outdoor heated swimming pool and sun terrace provide an exceptional setting for entertaining and enjoying the gardens during the warmer months. The heated pool is complemented by a charming summer house, equipped with a WC, entertaining area and changing facilities, making it particularly well suited to poolside entertaining and family use.

Beyond the formal gardens, the grounds extend into the adjoining paddocks, providing excellent opportunities for equestrian use, recreation or simply enjoying the surrounding countryside. In total, the gardens and paddocks extend to just under 4 acres.

The stable block and pool room benefit from planning permission for conversion to residential use, offering considerable potential for further accommodation or ancillary living space, subject to the relevant planning consent. Planning reference: 25/01009/FUL].

The combination of formal gardens, private grounds, swimming pool, equestrian facilities and potential for additional residential accommodation makes the outside space an exceptional and highly versatile feature of this property.

SERVICES
We are advised by our client that mains water and electricity are connected with drainage via a shared septic tank. Oil fired central heating with an air source heat pump to the swimming pool. Verification should be obtained by your surveyor.

NB
Please note that the dining room and furnished bedroom images have been AI generated.

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

COUNCIL TAX
Shropshire Council. To be confirmed.

FIXTURES AND FITTINGS
By separate negotiation.

VIEWING ARRANGEMENTS
Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS
From Bridgnorth proceed out on the B4363 passing through Oldbury. Continue on this road for approximately 3 miles where you will enter the hamlet of Glazeley. The shared entrance with a range of barn conversions can be found along on the left-hand side just after passing the Church. Once off the road, proceed straight ahead where the driveway continues giving access to Glazeley Manor first and continue on to Lower Glazeley Manor.

Asking Price £875,000

EPC: C

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.








AI GENERATED IMAGE











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