



**Clock House
Admaston Spa
Shropshire**



A stunning Grade II Listed property, immaculately presented.



Shawbirch 0.5 miles, Wrockwardine 1.3 miles, Wellington 1.8 miles, Telford 5.4 miles, Shrewsbury 11.2 miles, Birdgnorth 18.3 miles, Wolverhampton 21.6 miles, Birmingham 37.9 miles (all distances are approximate)

Location

Admaston is located west of Wellington, and close to the village of Wrockwardine. There is a row of shops, including a hairdresser, Post Office, and two small convenience stores. It also has one public house, The Pheasant.

Local recreational services include two football pitches and a bike park, whilst the new addition of a football and basketball games area has been popular with the local young people. A local community centre, Admaston House, run by local charity St Christopher's Trust Admaston, has several weekly clubs and activities.

Wellington has a wide range of shops and amenities, including a station with regular direct trains to Birmingham, London and Shrewsbury. Telford with its business and shopping centre is nearby, with further shopping and leisure facilities in Shrewsbury and Newport.

Telford boasts a range of education facilities from nearby St Peters School rated 'outstanding' by Ofsted, to the renowned Thomas Telford City Technology College and the successful Wrekin College which includes Old Hall Prep School.

For outdoor lovers, The Silkin Way offers a green cycling or walking route starting in Bratton and following the winding pathways of dry canals and disused railways to the spectacular Ironbridge Gorge World Heritage Site.

The Wrekin, only 4.7 miles away is a landmark summit around 1335 feet where outdoor activities can be enjoyed whilst experiencing the breath-taking views of Shropshire.

History

Spa House is a beautiful Grade II listed building dating back to the mid-18th century. Admaston was considered the most important of all the Shropshire mineral springs and was in vogue as a spa from the mid-18th century until the late 19th century. The property benefits from a wealth of documented evidence outlining its history over the years.

In 1835, the Admaston Spa Hotel was being run by Thomas Clarke and was described as "a comfortable inn, with hot and cold baths which had been erected at considerable expense".





Clock House

A handsome Grade II Listed mellow, red brick home with a stunning clock tower and bell tower above the coach house sits beautifully behind a well-tended front lawn. There are two gravel pathways leading from the gated main drive to the front door, and the fabulous double doors of the coach house. Listed planning consent is approved to incorporate the coach house in to the main living accommodation creating another reception room should needs require.

Lovingly renovated by the current owners and immaculately finished, with attention to detail throughout. This classically attractive home has the benefit of the most beautiful rear garden.

The front door opens to a large light and bright reception hall with gorgeous parquet flooring. Doors radiate to the principal reception rooms and stairs rise to the first-floor landing area. There are three useful storage cupboards.

The drawing room, overlooks the lovely front garden. The high ceiling and a stunning floor to ceiling box bay window providing plenty of natural light creates a real feel of space. The Mayfair handmade Italian marble fireplace is a great focal point with inset open fire.

The large kitchen/breakfast room is handcrafted and beautifully fitted with a Porcelanosa tiled floor and splash backs. There is a superb range of pale floor and wall mounted units with granite work surfaces. The kitchen has the benefit of a comprehensive range of integrated Miele appliances including an induction hob with a feature brushed stainless steel extractor hood. The three windows and dual aspect provides plenty of light with wonderful views over the stunning rear gardens.

There is a separate tiled utility room which doubles as a cloak room and a door from the hall, out to the garden making the utility a perfect spot for kicking off muddy winter boots.



The stairs from the reception hall rise to the first floor, where three of the four bedrooms are located along with the bathroom.

The principal bedroom is elegantly decorated and has a built-in wardrobe providing ample storage. A large window overlooks the front gardens. The en suite shower room is well appointed with a shower and corner toilet.

Bedroom two is of a good size and can easily accommodate a double bed and two freestanding wardrobes.

The study is a single room and would just as easily make for a hobby room or artists studio, depending on need.

The bathroom is classical and contemporary. A stunning roll top claw foot slipper bath opposite the large window allows for night time relaxation with front garden views.

A further flight of stairs rises to the third bedroom, a loft conversion with the original Oak beams creating a superb and relaxing bedroom space.



Gardens and grounds

The gardens are absolutely stunning to say the least. This perfectly magical space is part walled with well maintained, mature planted borders providing colour and interest year around. There is a lovely patio area next to the house, perfect for alfresco dining in the sunny summer months. The open archway of the coach house provides a perfect spot for being out of doors when the weather is not so favorable.

Listed planning consent is granted for the erection of an orangery off the kitchen should this be required. This would make a truly enviable spot for enjoying the gardens throughout the winter.

There are seating areas throughout the gardens for enjoying the peace and tranquillity of the setting. A pathway to the rear of the gardens flows from Clock House to the lovely ornamental pond and brook. The residents of the three properties at Admaston Spa take responsibility for mowing the lawns at the bottom of the gardens.

Services

Mains water, gas, electricity and drainage. Gas central heating. High speed broadband.

Agent's note

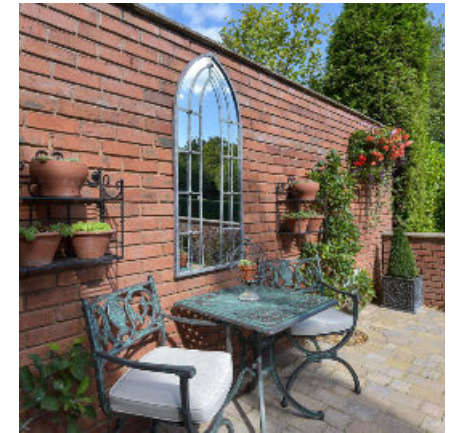
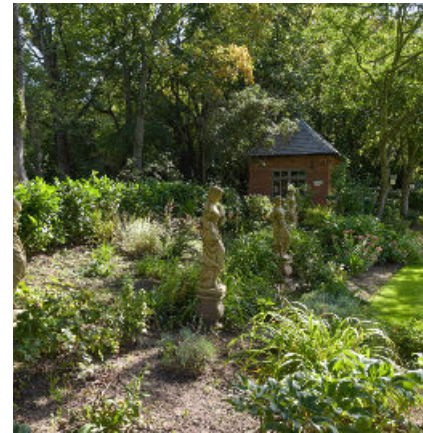
There is no management company for this wonderful property and therefore no management fee is payable. Residents look after the shared spaces themselves.

Planning documents can be requested from the agents or viewed using planning references TWC/2018/0300 & TWC/2018/0301

Local Authority

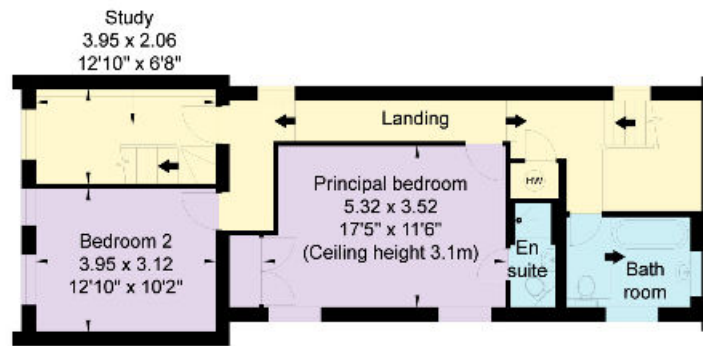
Telford and Wrekin Council: 01952 383838

Council Tax Band: E

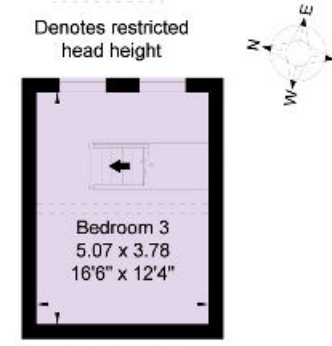


Magical gardens.

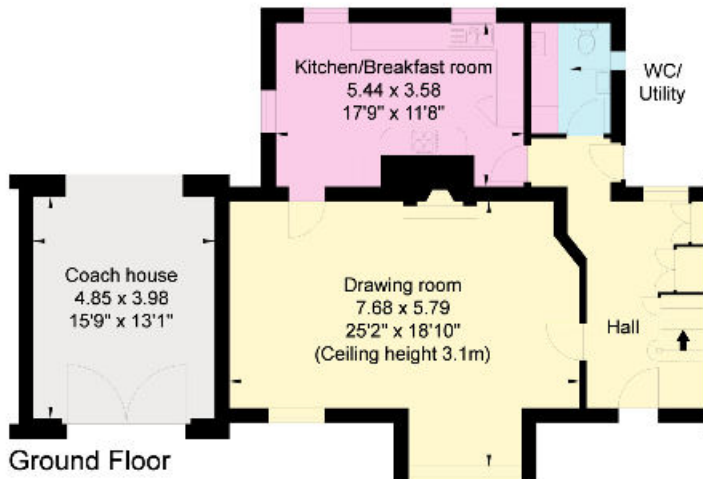




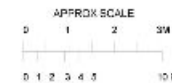
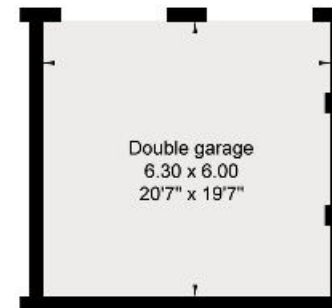
First Floor



Second Floor



Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 168 sq m (1,808 sq ft)
Coach House/Double Garage: 57 sq m (615 sq ft)
Total: 225 sq m (2,423 sq ft)

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I would be delighted to tell you more.

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Particulars dated [September 2020]. Photographs and videos dated [September 2020].

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