



Bumble End, Condover, Shrewsbury

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An impressive residence with superb leisure facilities, standing in over an acre of grounds on the prestigious Condoover Park.

### Summary of accommodation

#### Ground Floor

Entrance hallway | Kitchen/breakfast room | Dining room  
Sitting room | Conservatory | Two offices | Snug/bar  
Utility room | Games room | Two guest W/C's  
Access to cellars

#### First Floor

Master bedroom with en suite bathroom and balcony  
Three further double bedrooms (two en-suite)  
Family bathroom | Store room

#### Garden and grounds

Bothy | Gym | Double garage  
**In all approximately 1.12 acres**



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1.12 acres



## Location

Bumble End is located on the outskirts of the popular village of Condover, on Condover Park, a former air base in World War 2. Condover village has a range of amenities including a post office, primary school, nursery, Church and golf club. The nearby County Town of Shrewsbury offers a fine selection of shops and restaurants along with excellent recreational and educational facilities. A number of highly regarded preparatory and public schools are found nearby, including Prestfelde, Kingsland Grange, Shrewsbury School, Old Hall, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools.

Road links are excellent with the A49 giving access to Church Stretton and Ludlow to the South and Shrewsbury to the North. The A5/ M54 provides access to Telford, Birmingham and the national motorway network. There is a train station at Church Stretton and Shrewsbury. International airports are located in Birmingham, East Midlands, Liverpool and Manchester.

## Distances

Shrewsbury 5 miles, Church Stretton 8 miles, Much Wenlock 11 miles, Ludlow 25 miles, Birmingham 50 miles, Chester 48 miles, (Distances are approximate).



## The Property

Having undergone a careful scheme of improvement, re design and extension during the current owner's 28 years custodianship, Bumble End is a substantial property with an excellent flow of accommodation and superb leisure facilities. Housing an impressive specification, the property has air-conditioning installed in all of the bedrooms and communal areas including kitchen, lounge, office, conservatory, swim spa/snooker and sports room. Great care has been taken with installation and all external refrigeration units are discretely placed.

An impressive central hallway features a handmade English oak staircase, constructed by a Shropshire cabinet maker. The same carpenter created all the solid oak doors/skirtings and architrave, which you see throughout the property.

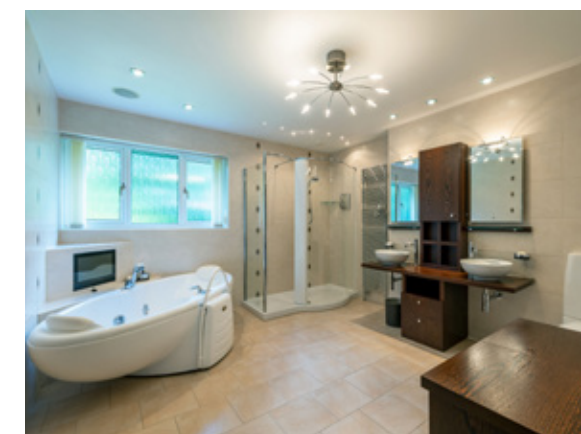
The hallway links the large contemporary sitting room with its unique woodburning fireplace housed in a convex chimney breast, to the dining room, Kitchen/breakfast room and the first of two offices re-fitted with bespoke furniture in 2021. Beautiful Indonesian mahogany and teak parquet flooring spans the hallway and dining room.

Found centrally, the kitchen/breakfast room has a full range of Miele appliances and a plumbed American style fridge freezer, along with a range of fitted units topped with Corian and a bespoke breakfast table and chairs. Views are to be had over both the front and rear gardens, with two entrances/exits - one leading to the bar/snug, second office and conservatory, the other to the formal front entrance. The conservatory has beautiful private views over the rear gardens and is conveniently located close to the bar with its range of units, sink and drinks fridge.





The first floor offers a beautiful principle bedroom served by an en suite bathroom with two-person steam shower and wall mounted trouser press, along with access to the large balcony that spans the front of the property, giving lovely views over the grounds. Three further double bedrooms are arranged around the central landing, served by two en-suite and a family bathroom having a jacuzzi bath and built- in television. Bedroom four is currently used as a fully fitted dressing room, installed by Strachan Furniture. Importantly, there is a pull-down bed if required.









Beyond the conservatory is the stunning games room with 5.9-meter Swimspa and Jacuzzi, room for a full-sized snooker table and bifold doors giving access to the rear terrace. When the pool is not in use it can be secured/covered by an electrically driven venetian-roller cover, housed in the white roller-box at the Jacuzzi end of the exercise spa.

In the vaulted ceiling above there are approximately 500 fibre optic party lights, these are driven by a colour wheel and can be set to automatically change as required. This room also has the benefit of underfloor heating. The cellar is accessed from this space, providing full height wine storage for up to circa 900 bottles of wine, if required.





## Garden and grounds

Standing in over an acre of mature grounds, Bumble End is afforded a peaceful and private environment. A tarmac driveway sweeps up in front of the house, with formal lawns and established trees on both sides. The property is complimented by a double integral garage and timber barn. The rear garden has been carefully landscaped and has within it two detached buildings, the first offering a fantastic Bothy/party room with fitted kitchen and a centre-piece Japanese Teppanyaki table and the second, a fully fitted gymnasium.

A striking handmade copper tree fountain, inspired by a design from the RHS Hampton Court, gives a natural focal point. There is a beautiful terrace spanning the rear of the house, enhancing the space available for entertainment. An atmospheric night lighting system has been installed within the front and rear gardens.

## Directions (postcode SY5 7DU)

From Shrewsbury, take the A49 South and approximately half a mile after passing through Bayston Hill, turn left towards Conover. Follow the road into the village and turn left at the signpost to Frodesley, Acton Burnell and Pitchford. Follow this road for approximately one mile and turn right into Conover Park. Continue driving through Conover Park, following the road around to the left, then taking the left-hand turn in front of the woodland. Bumble End is the second property on your left-hand side.

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## Services

Shared private drainage, Mains water and electricity, Oil fired central heating.  
Internet speed 64.3 MBPS Download, 18.1 MBPS upload.

## Local authority

Shropshire council | Council Tax Band – G

## Tenure

Freehold

## Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Location: SY5 0045  
Scale: 1:750 @ A4  
Drawing No: W17604-03  
Date: 22.08.22



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**Approximate Gross Internal Floor Area**

Main House = 421.07 sq m / 4,532 sq ft

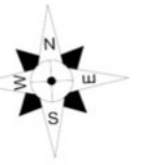
Cellar = 17.71 sq m / 190 sq ft

Garage = 48.63 sq m / 523 sq ft

Gym = 13.32 sq m / 143 sq ft

Bothy = 21.08 sq m / 226 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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