



Calves Hill Barn, Haughton, Bridgnorth, Shropshire, WV16 4RF





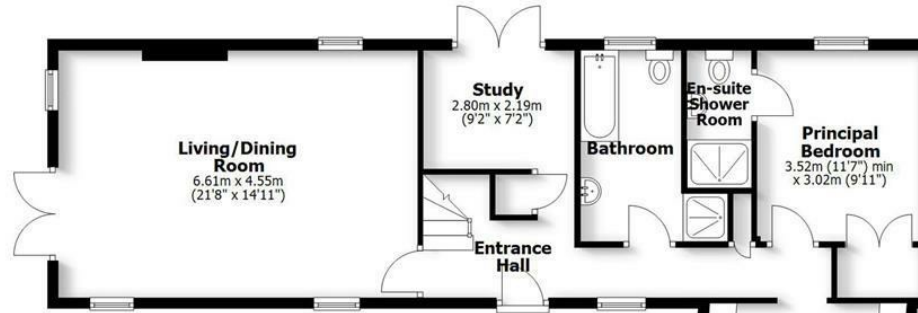
Calves Hill Barn, Haughton, Bridgnorth, Shropshire, WV16 4RF

Enjoying a private walled garden located within this peaceful semi-rural setting on the outskirts of Bridgnorth, Calves Hill Barn is a beautifully presented and characterful barn conversion. The property offers flexible living accommodation comprising three double bedrooms, complemented by a carport and an adjoining workshop/store. Blending charm with practicality, it provides an inviting home in a desirable countryside location close to town amenities.

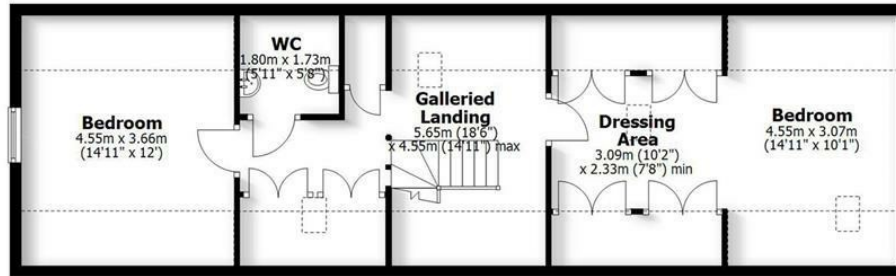
Bridgnorth 3 miles - Much Wenlock 6 miles - Telford 10 miles - Wolverhampton 18 miles - Kidderminster 17 miles - Birmingham 32 miles

(All distances are approximate).

CALVES HILL BARN
HAUGHTON, BRIDGNORTH



Ground Floor



First Floor



HOUSE: 176.4sq.m. 1,898.3sq.ft.
 GARAGE: 20.4sq.m. 219.5sq.ft.
TOTAL: 196.8sq.m. 2,117.8sq.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

Haughton is a semi-rural hamlet close to Morville Village, which offers a primary school and a well regarded local pub. The area sits under three miles from the historic market town of Bridgnorth, a popular destination known for its rich heritage and range of amenities.

Bridgnorth provides an excellent selection of facilities, including a cinema and theatre, independent and high street shops, and a variety of restaurants, cafés, and traditional pubs. The town also benefits from healthcare services, including a hospital, as well as good schooling options. Residents can enjoy regular weekend markets, a wide choice of sports and leisure facilities, and a lively calendar of local events throughout the year, contributing to a strong sense of community and vibrant local lifestyle.

The market town is rich in heritage and visitor attractions, with highlights including the Severn Valley Railway, the Northgate Museum, the historic funicular cliff railway, and picturesque walks and cycle routes along the banks of the River Severn.

ACCOMMODATION

Entering the property through the front door, a spacious through hallway features a turning staircase rising to the first floor galleried landing along with a useful cloaks cupboard with shelf and hanging space. The living/dining room room enjoys natural light from three aspects, with views to the front, side, and rear elevations overlooking the garden. A fireplace provides a focal point and houses a log-burning stove. From the hall a study area, provides a versatile space which also enjoys access to the rear terrace via patio doors. The modern ground floor bathroom is fitted with a contemporary white suite, including a pedestal wash hand basin, WC, heated towel rail, bath, and a walk-in tiled shower. Also on the ground floor is the principal double bedroom with fitted wardrobes and its own private en-suite shower room, complete with WC, pedestal wash hand basin, and tiled shower cubicle.

The open-plan breakfast kitchen is bright and characterful, featuring a vaulted ceiling with exposed beams and skylights. Windows overlook the front courtyard. The kitchen is fitted with matching base and wall units, worktops, an inset sink, built-in dishwasher, and space for a large oven with extractor hood, along with plumbing for a washing machine. The flooring is laid with flagstones, enhancing the rustic appeal. Leading off the breakfast kitchen is the separate dining room with a vaulted ceiling, exposed beams, and double doors opening onto the front courtyard. This room offers great flexibility and would be ideal as a playroom.

Upstairs, a turning staircase leads to a gallery landing with a vaulted ceiling, exposed beams, and skylights to both the front and rear. The landing also provides access to fitted storage cupboards and a WC with wash hand basin.

The second bedroom includes a walk-through dressing area with fitted storage on both sides, set into the eaves, and continues into the main double bedroom space with exposed beams and skylights to both the front and rear. A third double bedroom is located across the landing, also featuring a vaulted ceiling and a large window with far reaching side views.

OUTSIDE

Externally, the barn is situated within a courtyard with a right of way and benefits from private allocated parking to the front, along with an adjoining open-bay carport and workshop/store with light and power connected. Gated side access leads around into the rear, private garden which wraps around to the side and includes a lawn with planted borders, enclosed by a brick boundary wall. There is an Indian sandstone paved patio terrace, together with an additional gravel seating area, summerhouse and gated access to a further rockery garden area with views. The property also benefits from external sockets and a water tap.

SERVICES

We are advised by our client that mains water and electricity are connected. Private drainage via a septic tank and LPG gas central heating. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.

Tax Band: E.

www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Bridgnorth head out via Salop Street onto the Wenlock Road. At the mini roundabout at the top of the hill turn right onto Church Lane and continue for approximately 2.4 miles where the entrance to Calves Hill Barn can be found on the right hand-side.

Offers Around £575,000

EPC: E

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON