



Hill Cottage, The Down, Bridgnorth, Shropshire, WV16 6UB

BERRIMAN
EATON





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Most outstanding views - This elevated period home in around 1.3 acres of private gardens, commands a stunning backdrop of Shropshire hills and countryside. Close to the market town of Bridgnorth, Hill Cottage provides five bedroom, four bathroom accommodation extending to just over 3,600sqft, superbly appointed combining charming period details with modern living convenience.

Bridgnorth - 3 miles, Much Wenlock - 8 miles, Ludlow - 17 miles, Wolverhampton - 17 miles, Shrewsbury - 21 miles, Kidderminster - 16 miles, Telford - 16 miles, Birmingham - 34 miles.

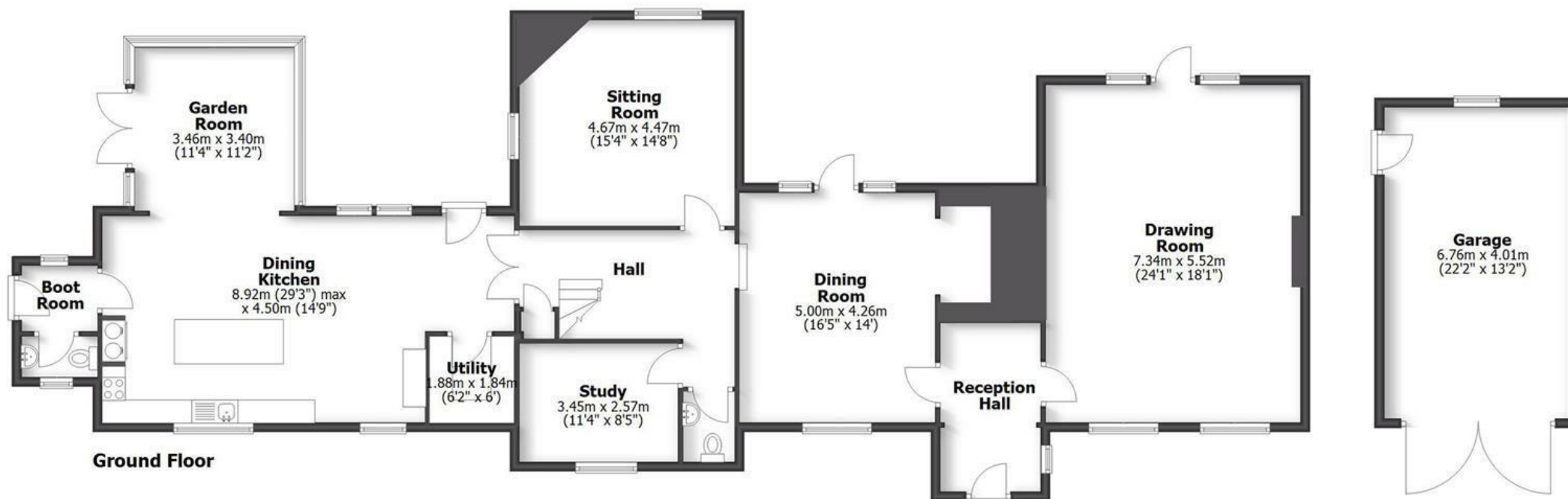
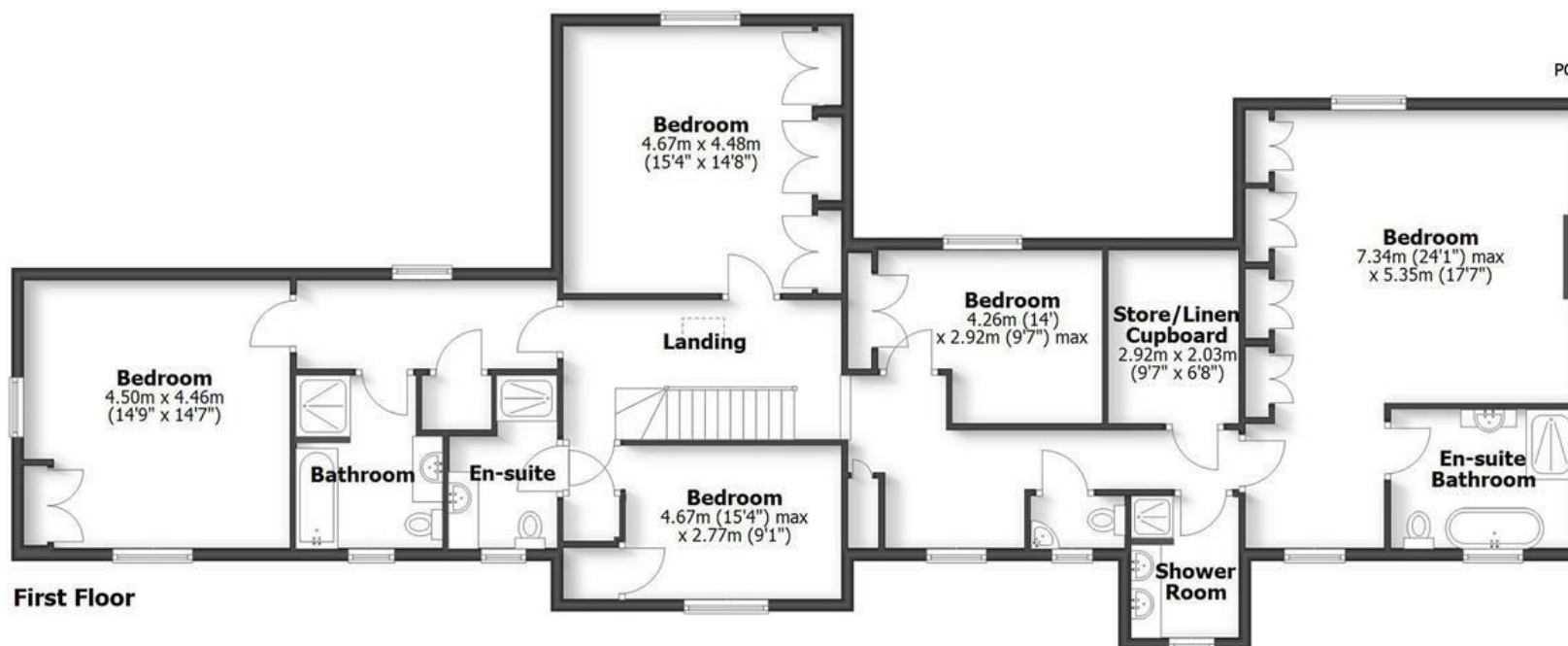
(All distances are approximate).

HILL COTTAGE

THE DOWN, BRIDGNORTH

HOUSE: 342.0sq.m. 3,681.1sq.ft.
GARAGE: 27.1sq.m. 291.9sq.ft.
TOTAL: 369.1sq.m. 3,973.0sq.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

This is a quiet setting, just a short distance from the B4364 Ludlow to Bridgnorth Road. Within walking distance is the Down Inn, a popular pub and carvery, whilst the area has an abundance of footpaths and bridleways for those that enjoy the countryside. Only three miles from the Historic market town of Bridgnorth, this rural location lies near to Ludlow, Much Wenlock and Shrewsbury. Although Bridgnorth offers a full range of amenities, the West Midlands conurbation is an easy commute to many major centres and Euston via Wolverhampton Station Approx 1hr 48mins. The area has an excellent choice of independent schools, whilst locally there is good primary and secondary state schools.

OVERVIEW

With impressive accommodation extending to over 3,600sqft, Hill Cottage affords light and space throughout, featuring four reception rooms and an impressive 30ft open dining kitchen, providing ample space for both relaxation and entertaining that leads into the oak framed garden room to enjoy these far reaching views. The five well-proportioned bedrooms ensure that there is plenty of room for family and guests alike, while the four modern bathrooms add a touch of luxury and convenience to daily living.

ACCOMMODATION

Upon entering the property, a solid Oak front door opens into the beamed entrance hall with doors leading off. The large dual aspect drawing room enjoys views to both aspects along with a Clearview wood burning stove set within a feature fireplace. A dining room presents a formal space having a large traditional inglenook fireplace housing a wood burning stove along with views to both the front and rear elevations. From the inner hall there is a guest cloakroom, study and a snug sitting room featuring a corner fireplace with log burner. The open plan dining kitchen, with underfloor heating is an impressive space with an Oak framed garden room extending off. The bespoke kitchen offers an extensive range of fitted cabinets and larder dresser, granite work tops with inset sink and a range of high end integrated appliances to include an electric AGA, an additional electric oven and Calor gas hob, full height fridge and freezer, dishwasher and an undercounter fridge. The garden room is framed with oak and full heights windows complimented by the surrounding gardens and extensive views and French doors opening out onto the terrace. A door opens into a practical boot room to the side with an additional guest WC.

Stairs ascend from the hall to the first floor landing with a wealth of exposed beams and timbers extending to a vaulted ceiling with sky light. The principal bedroom suite includes a dressing area, extensive wardrobes and windows to the side and rear elevations boasting elevated views. The contemporary en-suite bathroom is fitted with a WC, hand basin with vanity drawers below, heated towel rail, free standing bath and a walk in shower with glass screen. There are four further generously proportioned double bedrooms, two of which are en-suite., and all benefit from built in wardrobes and extensive views.

OUTSIDE

Accessed over a cattle grid to a large gravel driveway, there is ample parking with a detached garage with double doors opening to the front along with a pedestrian door and window to the rear. In total the grounds extend to around 1.3 acres and form gardens with a large lawned area and extensive shrub borders enclosed by a hedge boundary bordering farmland with an open aspect beyond overlooking the Shropshire Countryside.

SERVICES

We are advised by our client that all mains water and electricity are connected. There is oil fired central heating and private drainage. Verification should be obtained by your Surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor. No upward chain.

COUNCIL TAX

Shropshire Council.
Tax Band. G.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

Leave Bridgnorth on the Ludlow Road (B4364). At the following Island, continue straight over onto the B4364 towards Ludlow passing the Punch Bowl Restaurant/public Houses. Just before The Down Inn on the right, take a left turn into the lane and after a short distance a left into a driveway - follow the right fork which will lead to the cattle grid and the driveway to Hill Cottage.

Offers Around £1,250,000

EPC: D

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.







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