



The Old Rectory Cross Lane Head, Bridgnorth, Shropshire, WV16 4SJ

BERRIMAN
EATON





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Standing in around 3 acres of gardens and paddocks with far reaching countryside views over the Shropshire Hills, this attractive period home enjoys easy access into Town, being just over 1 mile from the bustling High Street and amenities. With great privacy and potential, there are a range of out buildings and around 3000sq.ft of living accommodation enjoying retained period features.

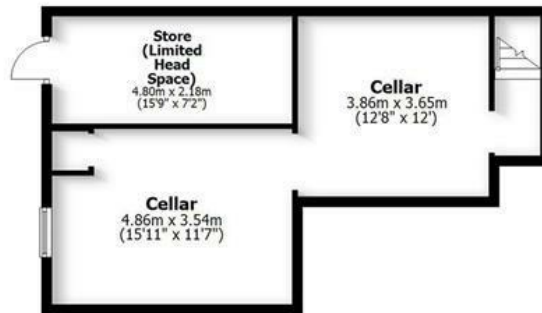
Ironbridge - 7 miles, Much Wenlock - 8 miles, Telford - 11 miles, Shrewsbury - 21 miles, Kidderminster - 16 miles, Wolverhampton - 17 miles.

(All distances are approximate).

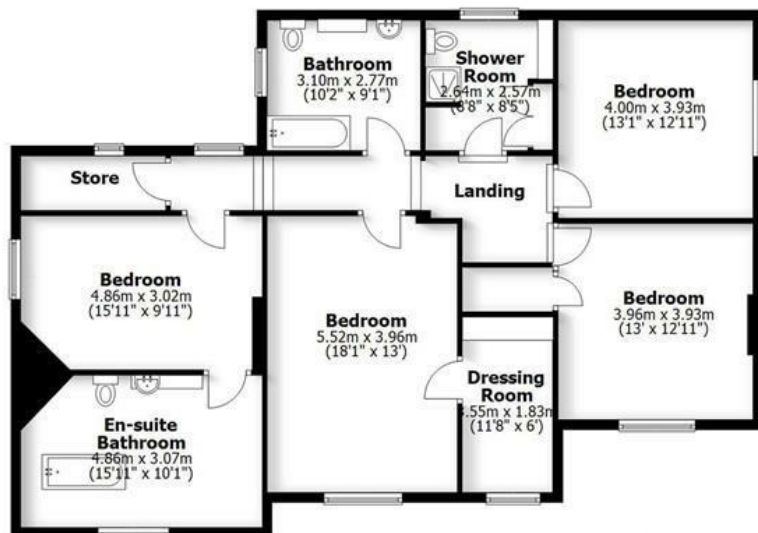
The Old Rectory

Cross Lane Head, Bridgnorth

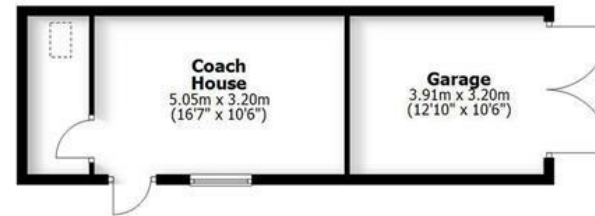
Cellar/Store



First Floor



The Coach House & Garage



Ground Floor



HOUSE: 255.5sq.m. 2750sq.ft.
 GARAGE: 33.3sq.m. 358sq.ft.
 CELLAR: 45.7sq.m. 492sq.ft.
 GREENHOUSE: 15.7sq.m. 169sq.ft.
TOTAL: 350.2sq.m. 3769sq.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

Only a short distance from the historic market town of Bridgnorth, this rural location lies within easy reach of Ironbridge, a World Heritage Site and Ludlow, regarded as one of the most vibrant small towns in the country. Bridgnorth has a full range of amenities, shops, cafes and restaurants and good primary and secondary state schools; an excellent choice of independent schools are also within the wider area. The town lies in the Severn Valley which is renowned for its outstanding natural beauty and has a host of bridleways and walks through this beautiful county.

There are good, accessible road links to the area and the West Midlands conurbation is an easy commute; London Euston via Wolverhampton mainline station takes approx. 1 hr 48 mins.

SUMMARY

Having been in the same family for several generations, The Old Rectory is full of charm and character, featuring high ceilings and sash windows with working shutters that offer beautiful views over the surrounding gardens and uninterrupted countryside. The rooms are all generously proportioned, providing a wonderful sense of space throughout the home. Three of the reception rooms have marble working open fireplaces (one with a gas point). There are a range of cellars beneath the house and the property benefits from mains gas. The grounds are immaculately maintained, with expansive lawns, formal planting, a delightful greenhouse, a vegetable patch, and a detached former Coach House that offers excellent storage, along with an adjoining garage. A separate paddock adjoins the gardens which extends to around 1.6 of an acre.

ACCOMMODATION

Upon entering the property, you are welcomed into the formal entrance hall laid with Minton tiles and an oak staircase rising to the first-floor accommodation along with access to the cellars.

The ground floor living space includes a comfortable sitting room featuring a fireplace and patio doors. The generously proportioned dining kitchen enjoys views over the rear and side aspects and is fitted with a range of solid wooden base and wall units, a sink unit, and a two oven gas AGA. Leading off the kitchen is a useful boot room/utility area which houses the boiler and provides access to a shower room and WC. A door from the utility area opens out onto the rear courtyard. Additionally, there are two large reception rooms currently used as a formal dining room and a drawing room, both enjoying pleasant views to the front and side.

Stairs from the entrance hall lead to the first-floor landing, providing access to the upper accommodation.

To the first floor, there are four generously sized double bedrooms. One of the bedrooms benefits from an en-suite bathroom, while another features a walk-in dressing room. All bedrooms are served by a well-appointed family bathroom and a separate shower room.

Each room enjoys elevated views across the gardens and beyond, taking in the beautiful Shropshire countryside.

OUTSIDE

The property is set within beautifully maintained formal gardens, designed to make the most of the surrounding views. The gardens feature extensive lawns, mature planted borders, and a large greenhouse.

A charming two storey former Coach House and adjoining garage offer excellent storage from the cobbled courtyard which also leads down to a vegetable garden. There is good parking and turning areas, with the potential for a new, longer driveway to an existing gateway.

In addition, the property benefits from an adjoining paddock, providing further versatility for those with equestrian interests or those simply seeking additional outdoor space. In total the grounds extend to around 3 acres.

SERVICES

We are advised by our client that mains water, mains gas and electricity are connected. 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.

LOCAL AUTHORITY

Shropshire Council.

Tax Band: G.

<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

Leaving Bridgnorth heading on the Broseley Road B4373 towards Broseley. Upon entering Cross Lane Head, The Old Rectory can be found on the left hand side just before the village hall.

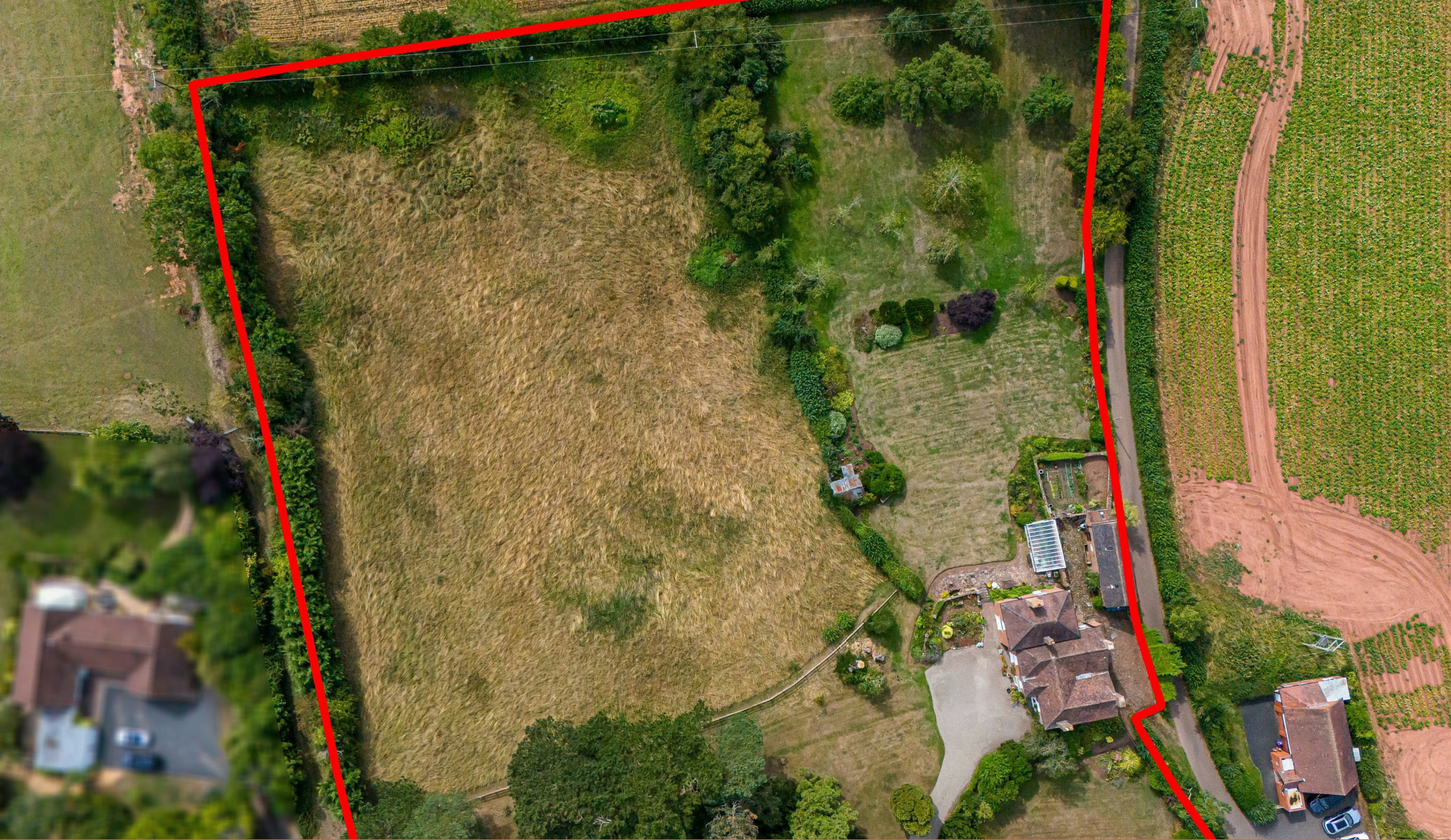
Offers Around £1,200,000

EPC:

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

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