



1 Haye Farm Cottages

Eardington, WV16 5LQ

Andrew Grant

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Lower Forge, Eardington, WV16 5LQ

3 Bedrooms 1 Bathroom 1 Reception Room

A well-proportioned three-bedroom home offering countryside views, a generous kitchen diner, enclosed gardens and off-road parking in the peaceful village setting of Eardington, near Bridgnorth.

- Well-presented three-bedroom home with spacious layout and traditional features.
- Dual-aspect kitchen diner with views onto the garden and connecting arch to the living room.
- Enclosed garden with lawn, mature planting and countryside backdrop.
- Off-road parking space at the side with gravelled driveway.
- Peaceful village setting with excellent access to Bridgnorth and scenic rural walks.

Set in the heart of Eardington, this attractive three-bedroom end-of-terrace home is perfect for those seeking a balance between rural tranquillity and town convenience. The property includes a spacious dual-aspect kitchen and breakfast room, a cosy reception room with wood-burning stove, and three well-sized bedrooms upstairs. The archway linking the living room and kitchen adds light and character, while the stove offers a focal point during colder months. The garden offers a mix of lawn and planting with lovely countryside views, while the gravelled drive provides practical off-road parking. There is also potential for a wrap-around extension, subject to planning permission, with land available around the front and side of the property offering exciting scope for future development.

848 sq ft (78.8 sq m)





The kitchen

The spacious kitchen and breakfast room stretches across the rear of the property. It features shaker-style cabinetry, a double oven cooker, stainless steel sink beneath a window overlooking the garden, and ample worktop space. There's room for a dining table and access through double doors to the rear patio, creating a bright and social space perfect for everyday living.





The living room

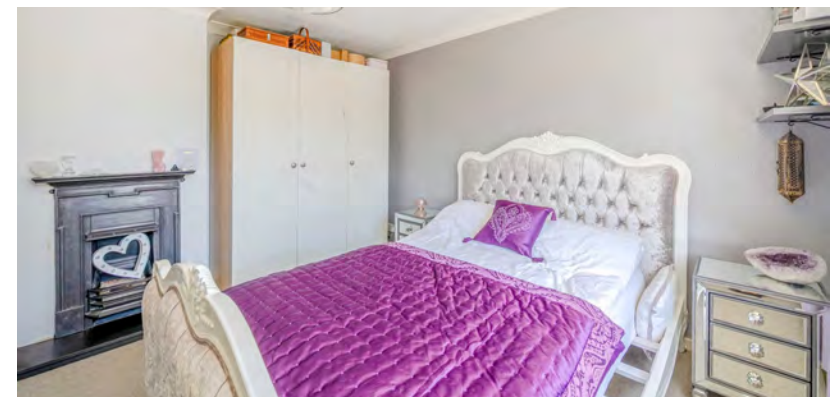
The living room offers a warm and inviting atmosphere, with a central feature fireplace housing a wood-burning stove that serves both this space and the kitchen beyond. A large window frames the front garden, while neutral tones and soft carpet underfoot make this an ideal setting for relaxing or entertaining. The room provides ample space for a full seating arrangement and benefits from a radiator and a central ceiling light, making it practical year-round.





The primary bedroom

Situated at the front of the property, the primary bedroom is a well-proportioned double room with a wide window that welcomes in plenty of natural light. The space comfortably accommodates wardrobes and additional storage, offering flexibility for varied layouts. A traditional fireplace adds character to the room, enhancing its charm. With a neutral palette and calming outlook, this room provides a comfortable and restful retreat.





The second bedroom

Positioned at the rear of the property, the second bedroom enjoys far-reaching views over open countryside. It is a well-sized double room with generous natural light from a large window, creating a bright and uplifting space. The layout offers flexibility for a range of furniture arrangements, making it an ideal guest room, second bedroom or home office with a peaceful outlook.





The third bedroom

Situated at the front of the property, bedroom three provides a bright and peaceful setting with a wide window allowing in plenty of natural light. Well-suited for use as a home office, guest room or personal retreat, it offers flexibility to adapt to changing lifestyle needs. Its layout accommodates a range of furniture options, making it a practical and valuable addition to the home.



The bathroom

Positioned to the rear of the first floor, the bathroom is well laid out and benefits from a frosted window that allows in plenty of natural light while maintaining privacy. It is fitted with a panelled bath featuring a shower over, a pedestal wash basin and a close-coupled WC. Tiled walls add a practical finish and there is a mirrored wall cabinet for additional storage. The space is functional and bright, offering everything needed for daily use.



The garden

The garden provides a generous and private outdoor setting, ideal for both relaxation and entertaining. Bordered by established hedging and mature shrubs, the lawn offers a sense of seclusion and tranquillity. A paved area to the rear creates a useful spot for seating or alfresco dining, while the side access leads conveniently to the gravelled driveway. With plenty of space for planting, play or storage, this outdoor area enhances the overall appeal of the home and provides a natural extension of the living environment.







The driveway and parking

The entrance to the property opens onto a gravelled parking area offering ample room for multiple vehicles. This practical outdoor space enhances overall functionality and ease of access. Positioned to the side of the home and directly adjacent to the main entrance, it ensures a smooth and welcoming arrival for both residents and visitors. This generous space also offers potential to extend the property, subject to the necessary permissions.



Location

Eardington is a small, peaceful village situated just over a mile from the historic market town of Bridgnorth. Surrounded by rolling Shropshire countryside, the area offers the benefits of rural living with convenient access to amenities. Bridgnorth provides a range of independent shops, cafes, schools and supermarkets as well as a vibrant weekly market. The River Severn runs through the town and the Severn Valley Railway is a popular attraction.

For commuters, the village provides good road access to Telford, Wolverhampton and Kidderminster. Scenic walks and outdoor pursuits are easily found with numerous public footpaths and woodland areas nearby. Eardington is ideal for those seeking countryside living without feeling remote.

Services

The property benefits from mains electricity and water. There is Liquid Propane Gas for central heating and drainage is supplied via a septic tank.

Council Tax

The Council Tax for this property is Band B.

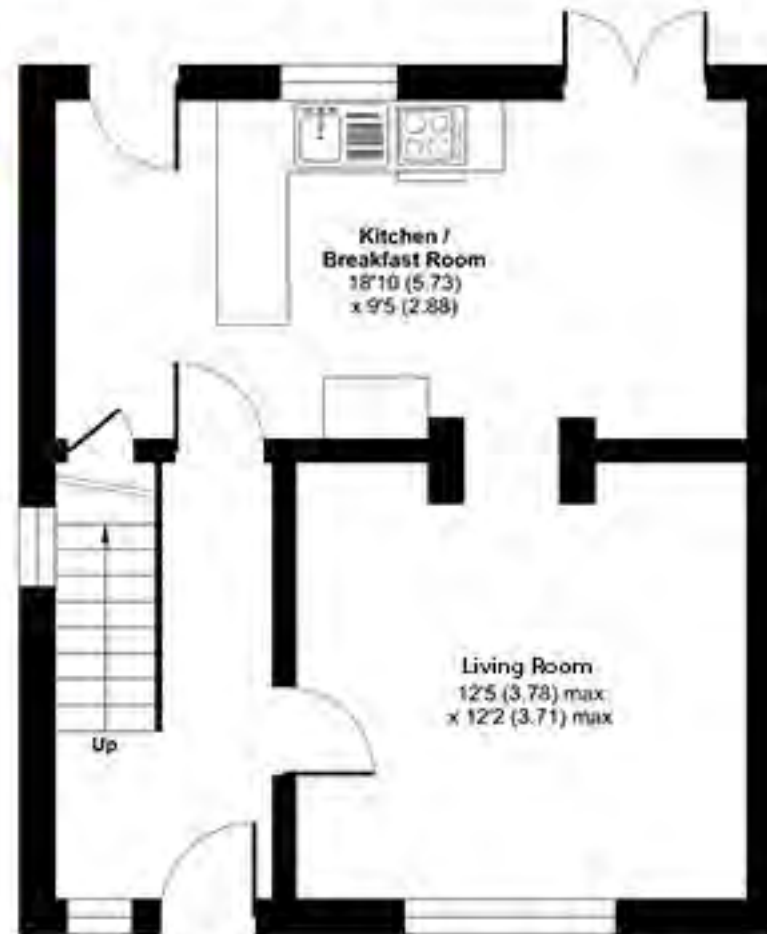


Eardington, Bridgnorth, WV16

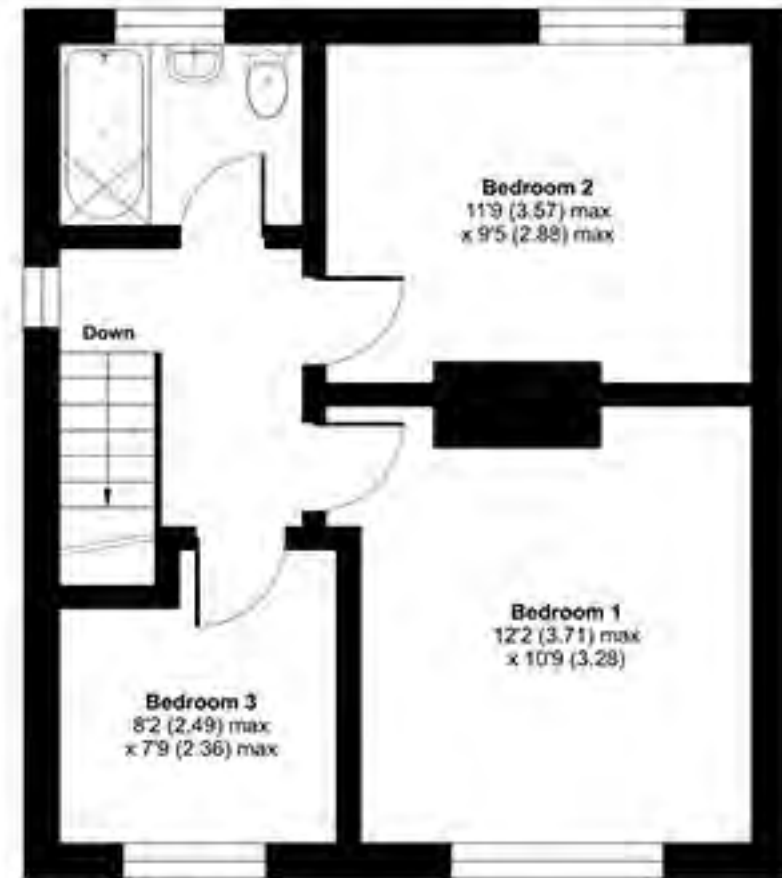
Approximate Area = 848 sq ft / 78.8 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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