



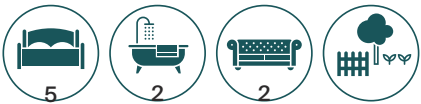
25 East Castle Street, Bridgnorth, Shropshire





25 East Castle Street Bridgnorth WV16 4AN

A beautiful extended Georgian townhouse with far-reaching views over the River Severn and Shropshire hills.



Guide price: £925,000: Freehold

Tenure: Freehold

Peppercorn rent: KF







Situation

East Castle Street is one of Bridgnorth's most sought after areas, lined with stunning period properties leading down to St Marys Church and only a short walk to the historic town centre.

Bridgnorth offers a wealth of amenities including a cinema, shops, cafes and restaurants and an active weekly market. The town and the surrounding area offer excellent schooling facilities for all ages in both the state and private sectors. Bridgnorth's sports clubs offer golf, cricket, tennis, football, hockey, and rowing.

Nearby leisure opportunities include regular events such as the English Haydn Festival, Ludlow Food Festival, Much Wenlock Literary Festival and the Shrewsbury Flower Show. Outstanding local attractions include the Severn Valley Steam Railway, The Ironbridge Gorge Museum and the National Trust's Dudmaston Hall and Wightwick Manor and Gardens. The open countryside and Shropshire Hills Area of Outstanding Natural Beauty are close-at hand, providing excellent walking, cycling and riding routes.

The property is within easy commuting distance of the County town of Shrewsbury, and the commercial centres of Wolverhampton and Telford. There are main line train services running direct trains to London from Stourbridge and Wolverhampton and Manchester to Cardiff from Ludlow. There are international airports at Birmingham, Manchester and East Midlands.

Distances

Bridgnorth town centre 250 meters, Shrewsbury 20 miles, Much Wenlock 8 miles, Ludlow 25 miles, Birmingham 38 miles, Kidderminster 14 miles (Distances and time approximate).

25 East Castle Street

Sympathetically improved and extended following a schedule of works overseen by the current owners, the internal accommodation within 25 East Castle Street has an excellent flow over 4 floor floors and offers the versatility of using certain rooms and spaces for several different uses.

An impressive hallway with stained glass panelling and period staircase leads to the elegant drawing room with French doors to the gardens, Clearview stove and high ceilings. A sitting room with fireplace and built-in bar is found to the front of the house, and an extended family kitchen/ breakfast room to the rear. The kitchen has a range of units and a central island, topped with stone and oak work surfaces, along with bi fold doors opening out to the pretty gardens. A log burning stove is found to the dining end of this space. A useful utility/boot room with large shower and W.C. complete the ground floor accommodation.







Stairs lead down from the Hallway to a versatile and tanked lower ground floor, which is currently utilised as treatment/spa room with study area.

To the first floor is a large principal bedroom which has tremendous views over the River Severn and Shropshire Hills. Three further double bedrooms leading off a central landing and a beautifully appointed family bathroom complete this floor.

The second floor has a further two rooms, one a comfortable double bedroom, with the other a versatile space that could provide further bedroom accommodation, a walk-in wardrobe, or a leisure space.



25 East Castle Street

Approximate Gross Internal Floor Area
240.89 sq m / 2593 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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4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2022. Photographs and videos dated July 2022.

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Garden and Grounds

25 East Castle Street has well thought out landscaped gardens to the rear, incorporating a central lawned area, well stocked borders, and two primary entertainment spaces - a private gravelled courtyard close to the house and a raised terrace adjacent to the summer house which has been designed to make the upmost of the 180-degree open views down to the river and hills beyond. Pedestrian access can be found via the rear boundary gate onto the Castle terrace walk. There is a useful garden store.

Agents Note

As a resident of East Castle Street, a new owner would be entitled to two on street parking permits for East Castle Street.

Property Information

Tenure: Freehold.

Services: Main's water, drainage, and electricity. Gas fired central heating.

Local Authority: Bridgnorth county council

Council Tax Band: G

Listing: Grade II Listed.

Directions (Postcode WV16 4AN)

Head south along Bridgnorth high street, forking left at the bottom onto West Castle Street. Take the left turning immediately before The Shakespeare pub, and the property can be found after a short distance on your left hand side.





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