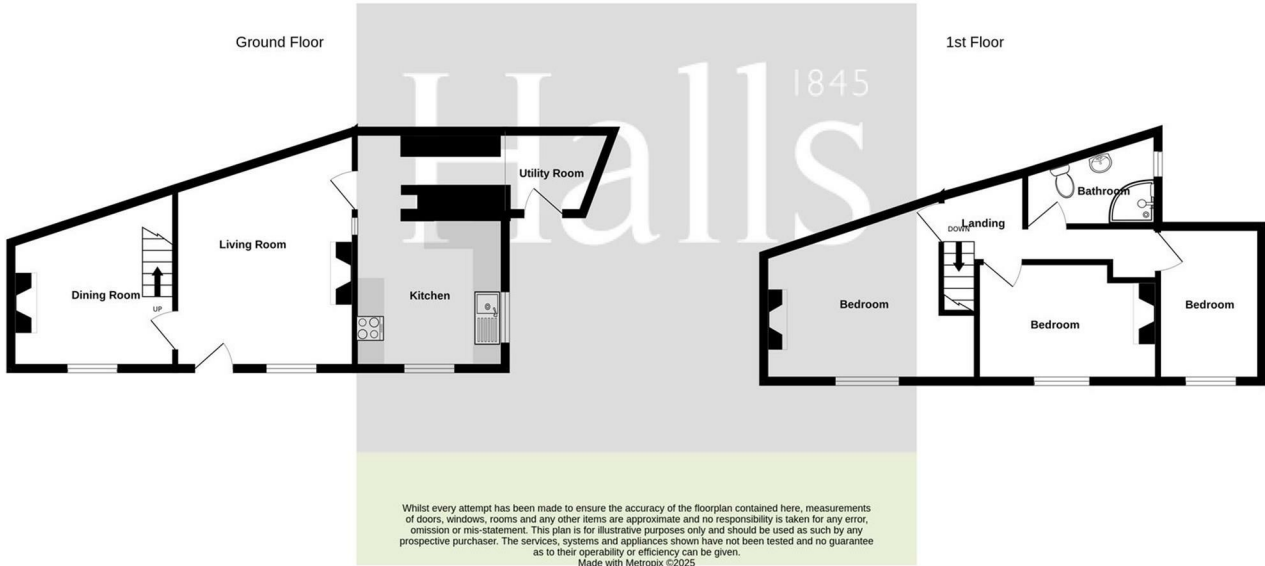


FOR SALE

Ivy Cottage, 12 Church Hill, Ironbridge, Telford, TF8 7PW



FOR SALE

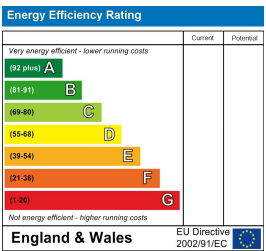
Offers in the region of £400,000

Ivy Cottage, 12 Church Hill, Ironbridge, Telford, TF8 7PW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautiful Grade II listed, three bedroom period property on Church Hill, Ironbridge. A picturesque location with stunning views on an elevated position. With its attractive features and proximity to local amenities and transport links, this property is sure to appeal to a wide range of buyers. The property is also offered with no onward chain.



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Telford Sales
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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Sought-After Location.**
- **Total ft² - 904**
- **Stunning Views.**
- **Character Property.**
- **Beautifully Refurbished Throughout.**
- **NO CHAIN**

DESCRIPTION

Local research indicates that Grade II listed detached Ivy Cottage dates from the early 19th century and has a rich history, having been occupied by several prominent members of the local community. It has recently been redecorated and refurbished by a professional interior designer, retaining many beautiful period features such as sash windows and cast-iron fireplaces.

The stunning breakfast kitchen is fitted with rare blue butterfly granite work surfaces, and each room is beautifully furnished to match the high standard of finish throughout the home. The property also boasts full central heating and has been rewired for modern convenience. Internal inspection is essential to fully appreciate this exquisite home. The cottage also benefits from two parking permits. The furniture may be available by separate negotiation.

A lovely door leads into the living room, which features a front sash window offering a view of the Iron Bridge. The room is further enhanced by a ceiling beam, a feature stained glass window, a beautiful fireplace, and desirable flagstone flooring. An archway with a door leads to the dining room, which also has a front sash window, a charming fireplace with an attractive surround, useful under-stairs space, and flagstone flooring.

A beautifully fitted kitchen with front and side windows features distressed cottage-style units and blue butterfly granite work surfaces. It includes a range with electric cooker, induction hob, a Belfast sink, an integral fridge freezer and dishwasher, and flagstone flooring. On this floor, there is also access to a utility room, which has a range of attractive distressed cottage-style units, a granite work surface, appliance spaces, and a door leading to the outside.

Moving to the first floor, you are met by a landing that leads to the first bedroom, which features a sash window with a view over The Gorge, a cupboard, and a cast-iron fireplace. The second and third bedrooms also have sash windows to the front, with the second bedroom including a cast-iron fireplace. The shower room includes a side sash window, spotlights, a lovely Heritage suite with a pedestal wash hand basin, a high cistern WC, a shower, tiled splashbacks, a heated towel rail, and tiled flooring.

The property grounds start with steps leading up to the entrance, adorned with charming cast-iron railings that feature a sunlit seating area at the front. Around the side, there is access to a utility room and a convenient outside brick store with a pitched roof. Additional steps lead up to a raised south-facing sun terrace, offering picturesque views of the countryside and town.

DIRECTIONS

From Shrewsbury take the B4380 Atcham Road and after about 1 mile turn right onto the B4380 heading for Ironbridge. Follow this all the way through to Buildwas and then take the first right turning signposted Much Wenlock A4169 road and very quickly left, heading for Ironbridge. On reaching a mini roundabout, proceed straight across onto The Wharfage, then proceed along until you get to a further roundabout, when you take the first left onto Church Hill where the property can be found up the hill on the right-hand-side.

LOCATION

Church Hill comprises a pleasant mix of various period properties in a central position, running up from the end of High Street. Ironbridge is a renowned and historic area nestled in The Severn Gorge, forming one of the most striking and distinctive landscapes in England. The charming town centre adjoins the River Severn and the slopes of The Gorge, offering a delightful mix of imposing detached period residences and charming cottages up the hillside. This remarkable area was at the heart of the Industrial Revolution and gained world fame in 1779 when the world's first iron bridge was constructed over the River Severn, giving the town its name.

Steeped in industrial heritage, Ironbridge features local museums that are part of the World Heritage Site and is now recognised as a premier tourist destination. Approximately five miles to the north lies Telford town centre, offering an excellent range of shopping and recreational facilities, as well as a railway station and access to the M54

ROOMS

GROUND FLOOR

DINING ROOM

The well-sized dining room provides a feature fireplace, a window to the front elevation and access to the first floor.

LIVING ROOM

The spacious living room has a feature fire place and views to the front elevation.

KITCHEN

The kitchen offers ample worktop and storage space as well as dual aspect windows to the front and side of the property.

UTILITY

The utility is a convenient space with worktop and storage space, sink with drain and room for washing appliances.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation and a feature fireplace.

BEDROOM TWO

A further double bedroom with feature fire place and views to the front elevation.

BEDROOM THREE

A well-sized single bedroom which can be used as a versatile space with views to the front elevation.

BATHROOM

A white three-piece suite comprising of shower, hand-wash basin and W.C.

EXTERNAL

OUTBUILDING/SHED

A useful and convenient storage space.

SUN TERRACE

The sun terrace is a beautiful gravelled area perfect for relaxing or al fresco dining.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band C.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.