

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

43 Lincoln Hill, Ironbridge, Telford, Shropshire, TF8 7NY



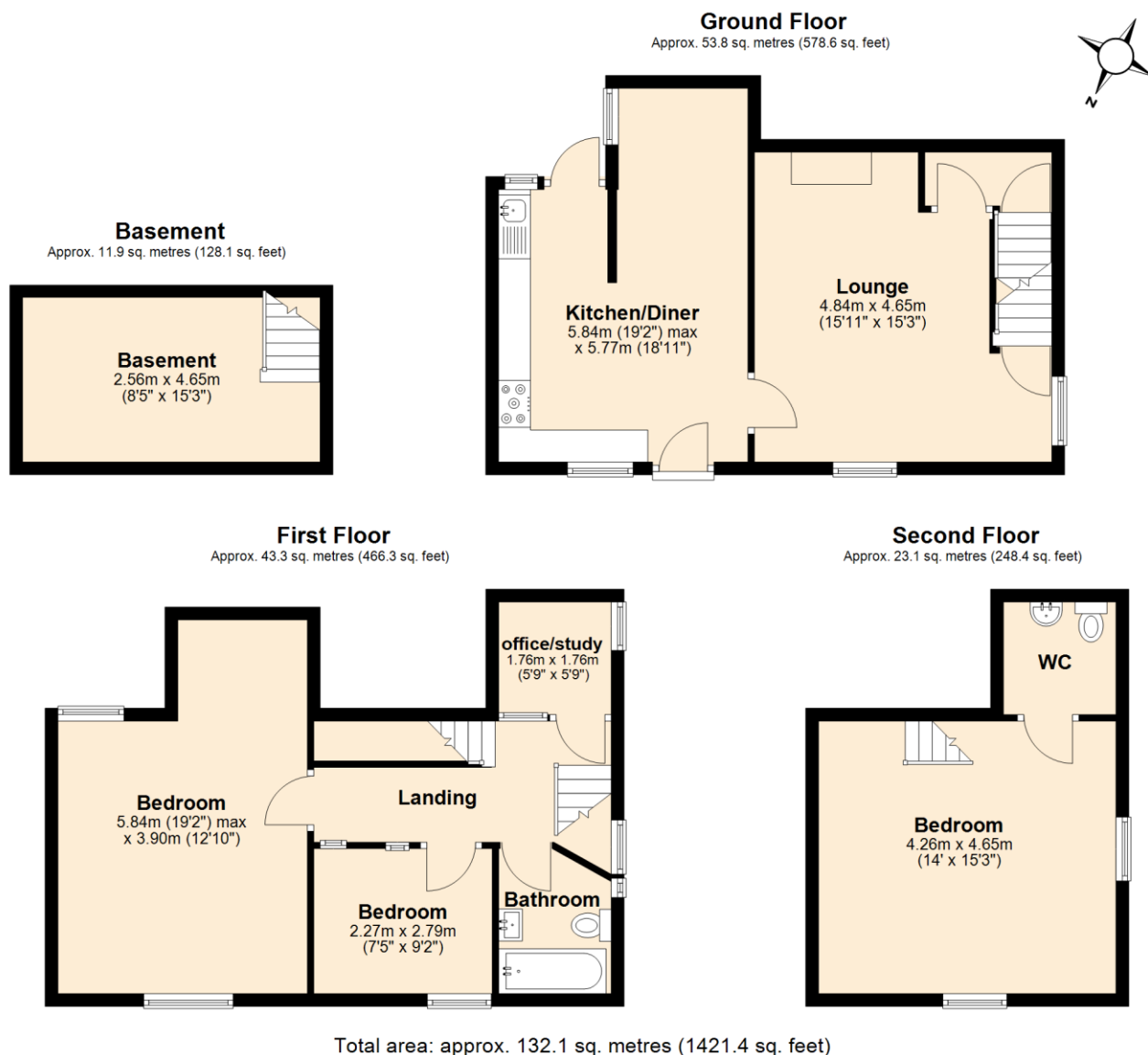
**Offers in  
Excess of  
£450,000**

Deceptively spacious and beautifully presented, Three Bedroom Terraced Grade II listed Property. Believed to originally be constructed circa 16th century and located on the edge of the Ironbridge Gorge UNESCO World Heritage area. Offering an enviable elevated position ensures stunning surrounding views, tranquillity and privacy. Providing approximately 132.1 sq metres ( 1421.4 sq feet ) of versatile living space. Ground floor: A wonderfully presented blend of modern living with historical charm and elegance, stylish farm house style kitchen / dining area, leading to the lounge with log burning stove set within a natural stone inglenook fireplace, wooden beams and solid wood flooring. A small store area with access to the cellar/basement. First floor: Landing area leading to primary bedroom, nursery room, additional office/study room and main bathroom. Second floor: Excellently sized guest bedroom or potential Primary Bedroom offering a wealth of charm and character, also with en-suite washroom. Outside area: Step into a truly magical hidden enclosed expansive garden, an oasis of natural wild beauty including a wild flower meadow, mature fruit trees, 2 seating areas and herbaceous borders, private entrance on to neighbouring protected nature reserve. It also contains a number of garden outbuildings (1 large shed, 1 small shed, as well as a garden studio/office). Located within a short walk of the Ironbridge area with cafés, shops, public houses and riverside walks. Excellent transport links to Telford, Shrewsbury, and further afield, making this an ideal location for those seeking rural serenity with urban convenience. Whether you're looking for a forever home or a weekend retreat, this property delivers charm, comfort and a wonderful slice of historical elegance. EPC commissioned awaiting arrival.

**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**



<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band D
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
<b>Viewing Arrangements</b>	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 18 August 2025

