



SAMUEL WOOD

Bridge House Burford, Tenbury Wells, Worcestershire, WR15 8AH

Offers Based On £450,000



Bridge House

Burford, Tenbury Wells, Worcestershire, WR15 8AH



- Spacious Grade II listed Georgian town house
- Accommodation extending to 4,400 square feet
- Tremendous features of the periodModernised and well presented accommodation
- Parking and easy garden
- Potential granny flat or home working lower ground floor space
- No onward chain

This character Grade II listed Georgian town house offers extremely adaptable, spacious and well-presented accommodation extending to 4,400 square feet and is a short walk into the town centre. The property parking and a small garden. Accommodation has to be viewed to be fully appreciated with numerous features of the period but also modernised and presented to a very high standard and includes Entrance Porch into impressive Entrance Hall, magnificent open plan Living Space that includes sitting area, Dining area and high-spec Kitchen. Utility Room, Cloakroom and Study. On the first floor there are 4 large Double Bedrooms, En-Suite Shower Room and House Bathroom. On the lower ground floor there is a large Cellar space opening out onto the terrace and this offers a multitude of potential uses, income opportunities or home working for a buyer.



Bridge House sits in Burford yet a short walk over the river bridge will put you right in Tenbury's town centre with the excellent facilities that the town enjoys this delightful home is fully described as follows;

Large Period front door opens into

Reception Porch

Reception Hallway

with timbered features, lovely high ceilings, windows and door to rear. Door into coat cupboard with hanging rail and shelving. Further door into

Cloakroom

having suite of WC and wash handbasin in white.

Large Living / Dining / Kitchen Space

the word magnificent is used too often on properties but this room is certainly a special living space enjoying a large bay window to frontage. There is a feature fireplace with wood-burning stove fitted. High ceilings with cornice. The Dining area has a sash window and curved wall providing a break to the wonderful high-spec kitchen with sash windows to side. There is a central work-station with oak units, granite work surfaces, 6-ring gas hob and stainless steel sink, integrated fridge freezer, Bosch appliances to include; dishwasher, oven, microwave / combination and warming plate. Window seat and large Pantry cupboard.

Utility Room

having base cupboards, wall cupboards, space and plumbing for washing machine and a dryer and across one wall are fully fitted floor to ceiling storage cupboards.



Study

having bay window to front elevation and ceiling cornice.

Period staircase rises to an impressive

First Floor Landing

with timbered features, partly vaulted ceiling with further roof window and large window to frontage.

Bedroom 1

having exposed floorboards, attractive period fireplace, large sash window to side and excellent range of wardrobe cupboards.

En-suite Shower Room

having exposed floorboards, heritage suite in white of WC, wash handbasin and shower cubicle with shower fitted.

Bedroom 2

has large bay window to front elevation with a view towards the town. There is a feature fireplace and ceiling cornice.

Bedroom 3

having sash window to side, ceiling cornice and excellent fitted wardrobe cupboards.

Bedroom 4

having bay window to front elevation, ceiling cornice and pretty period fireplace with tiled inset and basket grate. Excellent fitted wardrobes.

Family Bathroom

having exposed floorboards, window to rear, suite in white of WC, pedestal wash handbasin panelled bath and separate shower cubicle with multi-jet shower. Double doors into the boiler cupboard housing the Worcester wall mounted gas-fired boiler and useful shelving.

From the entrance hall stairs lead down into the

Lower Ground Floor

accommodation that includes a useful storage room. Secondary storage area with cupboards and shelves this then opens into a

Large Open Plan Room

with double doors and two windows to lower ground floor terrace. This space offers a multitude of potential uses and is currently used as a gym but could easily be for work purposes or potential granny-flat or similar subject to any necessary consents required.

Outside

The property has a well-maintained and easy outside space and is accessed via a wrought iron gate at the frontage into a courtyard garden with steps then down into the lower terrace which is paved for ease of maintenance and provides a lovely outside dining space. At the rear there are 2 parking spaces.

Services

mains electricity, mains gas, mains water and drainage. Gas-fired heating to radiators. Approximate Broadband speeds; Basic 21mbps, Superfast- 80mbps.





Flood Risk - Very Low

Local Authority

Shropshire Council

Tax Band - E

Tenure

The property is freehold

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

As you drive through Burford, the property can be found on the left hand side opposite the bridge which takes you into Tenbury Wells town centre.



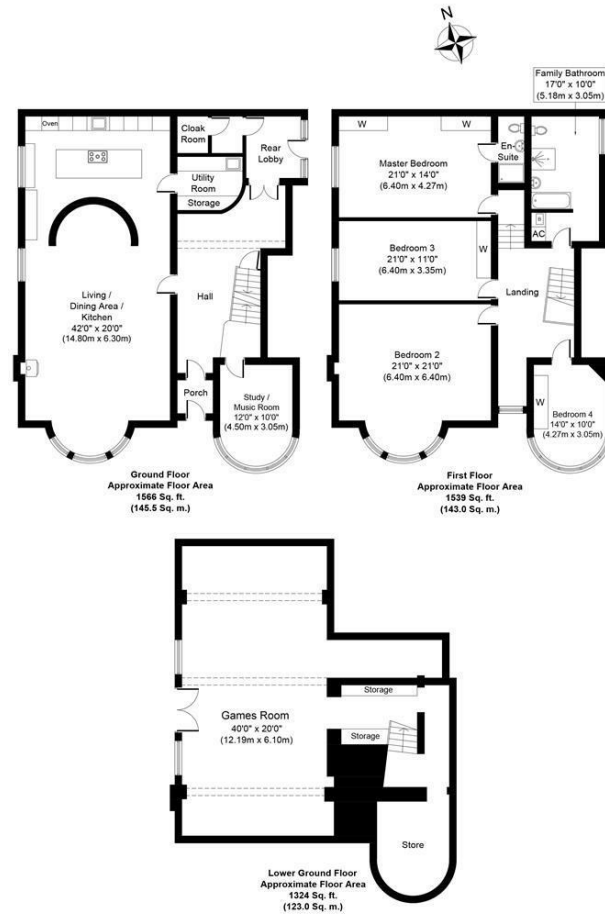


There's no place like home.





Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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