

Belmont House, Belmont Rd, Ironbridge TF8 7QT



£ 6 2 5 , 0 0 0 r e g i o n

Belmont House is an impressive semi-detached Georgian property based within a picturesque setting on the fringes of Ironbridge. The property is spread over three floors and benefits from planning permission for the re-development of the first and second floor (planning reference: TWC/2023/0104). This splendid grade II listed property comprises of five bedrooms, two bathrooms with numerous period features throughout such as high beamed ceilings, sash windows and wood burning stoves. On the ground floor, both the drawing and dining room overlook the south-facing garden, with large windows and French doors allowing natural light to fill the room. The first floor is where the principal bedroom is situated, offering similar characteristics to the drawing room directly below, plus two additional spacious double bedrooms and a family bathroom. A second staircase leads upwards to two further bedrooms and a bathroom. Belmont House is surrounded by attractive mature gardens, offering a great space for both relaxing and entertaining. To the rear of the property a brick outbuilding is located, and with the relevant planning permission, it could be converted into an additional living space, leisure space or home office. The property is approached via a cobbled driveway with parking for several vehicles, and pedestrian access is from Belmont Rd offering a pleasant walk along a winding pathway that leads to the property. The numerous attractions of historic Ironbridge are a short walk away with a wonderful selection of independent shops, pubs, restaurants, museums etc. and the national road and rail network can be accessed within a fifteen minute drive.







**Belmont House, Belmont Road
Ironbridge, Shropshire TF8 7QT**

Approximate Gross Internal Area
House = 2124 Sq Ft / 197 Sq M
Outbuildings & Outside Toilet = 392 Sq Ft / 36 Sq M



For Illustrative Purposes Only - Not To Scale
The position and size of doors, windows, appliances
and other features are approximate only.
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Tenure Freehold **Council tax** Band E

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 23rd May 2024