

HARWOOD

THE ESTATE AGENT

01952 881010

8 Ladywood & The Old Boathouse TF8 7JR



£ 4 5 0, 0 0 0 region

An unusual opportunity for a lifestyle change! Nestled along the banks of the River Severn in picturesque Shropshire, this delightful 2-bedroom cottage, combined with a boathouse holiday let offers a rare chance to live and work in the heart of Ironbridge Gorge. Renowned as the birthplace of the Industrial Revolution, Ironbridge is now a peaceful tourist haven centred around Abraham Darby's iconic Iron Bridge. Situated just a short drive from vibrant Telford, Ironbridge enjoys proximity to a bustling shopping centre, retail parks, supermarkets, a railway station, and convenient motorway access. The cottage itself, a Grade-II listed property dating back to the 1850s, is steeped in history and brimming with character. Boasting impressive views of the Iron Bridge and the river that shaped this historic town, the property is perfectly suited for use as a holiday let or a cozy permanent home. The welcoming entrance porch leads to a spacious yet inviting lounge, complete with open fireplace. At the rear, a well-equipped breakfast kitchen features a Rayburn stove. Upstairs, the master bedroom includes an original fireplace with a wood-burning stove and a walk-in wardrobe, which could double as a home office. The second bedroom, located in the converted loft, offers ample space, while the generously sized bathroom adds to the home's appeal. Externally, a large patio garden at the front and a rear yard provide attractive outdoor spaces. Parking is convenient, with permits available for a nearby car park at a modest annual fee, and additional parking is available directly in front of the property. Notably, the cottage is set to transition from a septic tank to mains sewage in 2024, a project managed by Severn Trent. Included in the sale is The Boathouse, a self-contained, 2-bedroom holiday cottage offered fully furnished, with bookings already secured for the upcoming tourist season. Accommodating up to six guests, it is an excellent choice for fishing or boating enthusiasts, featuring three concrete moorings and direct fishing rights at the rear. The property includes a car park at the front and a paved riverside terrace, complete with a barbecue, pizza oven, and outdoor fireplace for guests to enjoy. There is a paved area to the front offering storage facilities. A successful canoe hire business has been run from this site for a number of years.

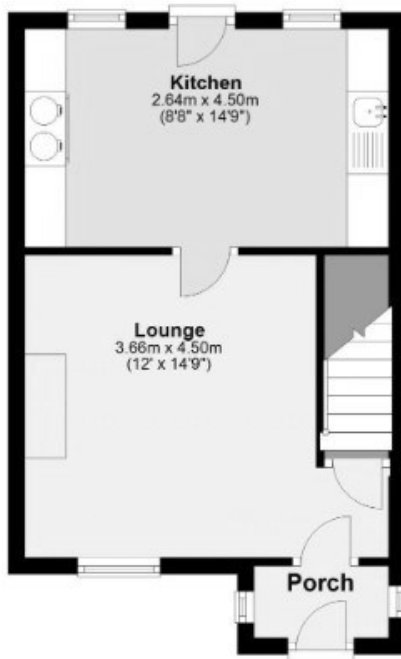
All in all a very interesting opportunity in a sought after historic location.



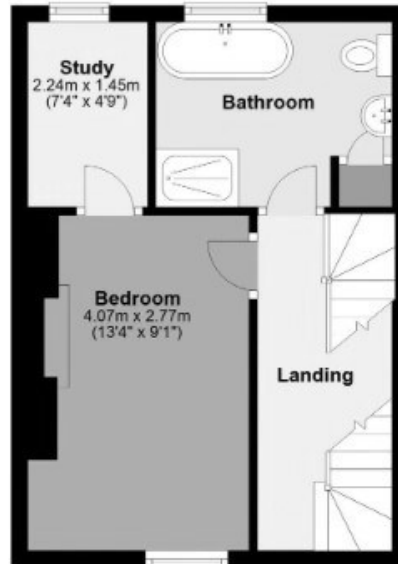




Ground Floor



First Floor



Second Floor



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

Tenure Freehold **Council tax** Band C

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 : 19th November 2024