

# HARWOOD

## THE ESTATE AGENT

01952 881010

### 25 Darby Rd, Coalbrookdale TF8 7EL



## £ 5 5 0, 0 0 0 region

An enchanting five-bedroom Grade II Listed period home, perfectly positioned in an elevated spot within one of the area's most desirable locations. This beautifully presented property exudes charm and character, offering an abundance of living space ideal for families or those who love to entertain.

The accommodation begins with an impressive lounge featuring a striking brick fireplace housing a cozy wood-burner, perfect for relaxing evenings.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, complete with an iconic Aga, blending timeless elegance with modern functionality. A neighbouring utility room adds both practicality and convenience. Upstairs, the first floor boasts three well-proportioned bedrooms and a spacious, tastefully appointed family bathroom. On the second floor, you'll find two additional large bedrooms, one benefiting from its own en-suite shower room, making it perfect for guests or as a private retreat. The outdoor space is equally captivating, with delightful well maintained gardens that include a delightful sunny decked seating area to the side, perfect for al fresco dining or soaking in the serene atmosphere.

The property offers breathtaking, panoramic views over the Gorge and beyond, creating a truly unique and tranquil setting. To the rear, the house backs onto enchanting woodland, further enhancing the sense of privacy and natural beauty. Additionally, the vaulted outbuildings provide generous storage space. This property is a rare gem that must be seen to be fully appreciated. It represents a truly unique opportunity to own a historic home in a breathtaking location.







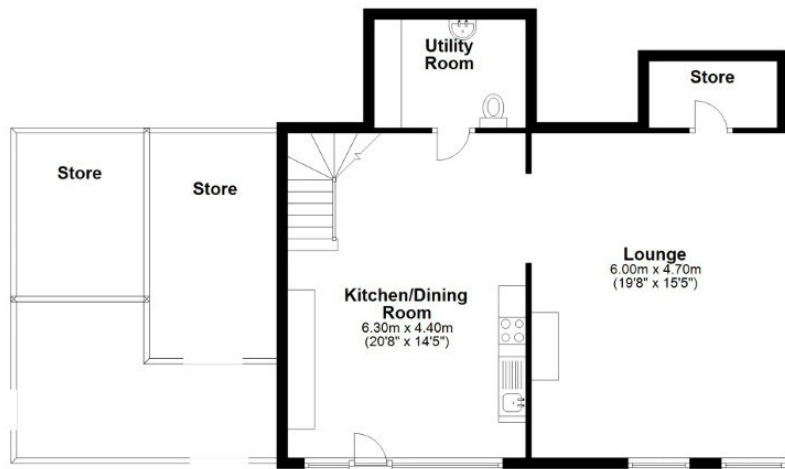




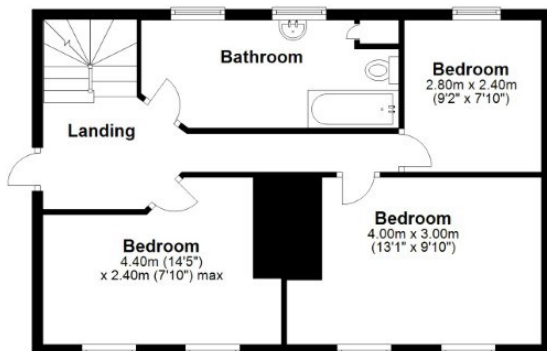




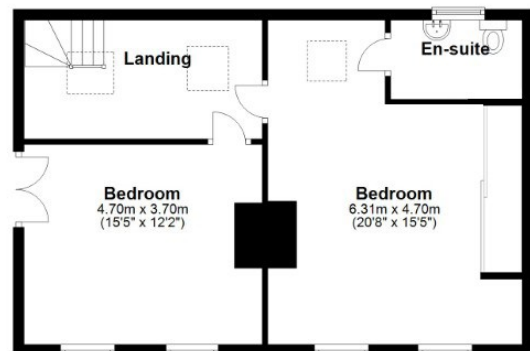
**Ground Floor Area (excluding outbuildings)**  
Approx. 65.6 sq. metres (705.6 sq. feet)



**First Floor**  
Approx. 52.3 sq. metres (562.8 sq. feet)



**Second Floor**  
Approx. 74.4 sq. metres (800.7 sq. feet)



Total area: approx. 192.2 sq. metres (2069.2 sq. feet)

**Tenure** Freehold      **Council tax** Band TBC

**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 : 25th January 2025