

HARWOOD

THE ESTATE AGENT

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The Hawthorns, 47 Hodge Bower, Ironbridge TF8 7QL



£ 7 5 0, 0 0 0 region

This charming Grade II listed period home occupies a south facing elevated position, enjoying breathtaking views over The Gorge. Elegantly presented throughout, the property retains the grandeur and character typical of significant houses of its era. The accommodation includes a spacious lounge with a sash window overlooking the garden, an open fireplace, and a large floor-to-ceiling bay window. The formal dining room features oak flooring and dual-aspect sash windows, filling the room with natural light. The sash windows in several ground floor rooms are fitted with working shutters in keeping with the period.

The inner hallway features attractive Maws tiles and gives access to a study, a well-appointed kitchen with adjoining utility room, and a ground-floor WC. The first floor offers four bedrooms (one of which is a single room) plus a large family bathroom and shower room. A cellar provides useful additional storage. Set at right angles to the main house, is a thoughtfully designed annexed cottage, Mouse Cottage provides comfortable self-contained two storey accommodation ideal for visitors, relatives or rented out to provide an additional income. This includes an open-plan living room and kitchen, a utility, and a shower room. The annexe also adjoins a garage and a delightful sun room. The first floor offers a bedroom and adjacent dressing room with additional storage over the garage. A separate garden room, overlooking the grounds is ideal for a hobby room, home office or additional storage. The traditional gardens, with mature trees and shrubs, combine open sunny areas with dappled shade, featuring large lawns and a garden pond. In addition to the garage, the property is fortunate to have its own off-street parking. The property is within a pleasant walking distance of historic Ironbridge, with its independent shops, public houses, restaurants, and museums. For wider amenities, Telford Town Centre is just a 15-minute drive, offering extensive shopping and leisure facilities, as well as access to the M54 motorway and mainline train station.

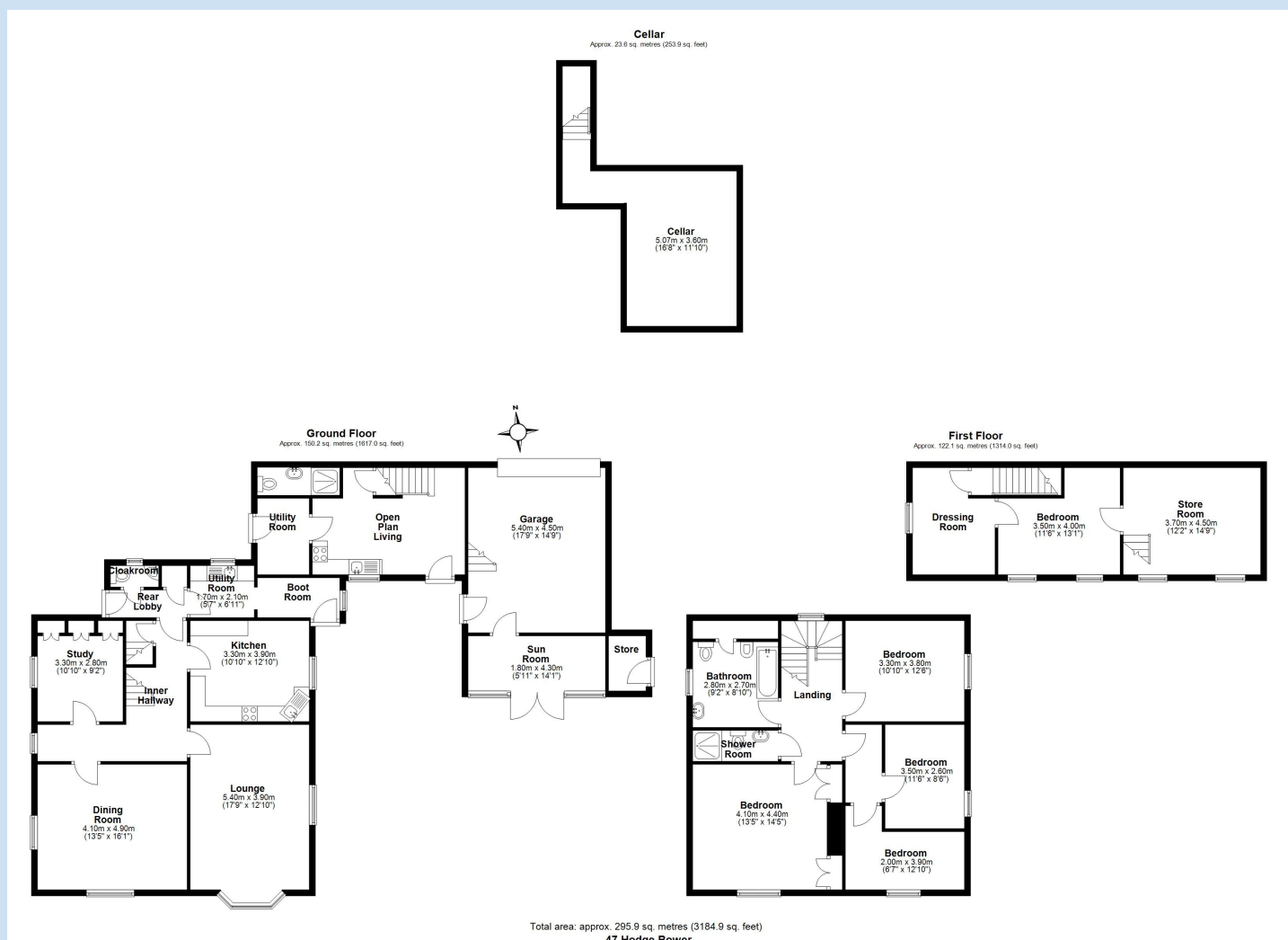






Mouse Cottage





Tenure Freehold **Council tax** Band F

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 : 26th September 2025