



Horseshoes Netherton, Highley, Bridgnorth, Shropshire, WV16 6NJ

BERRIMAN
EATON



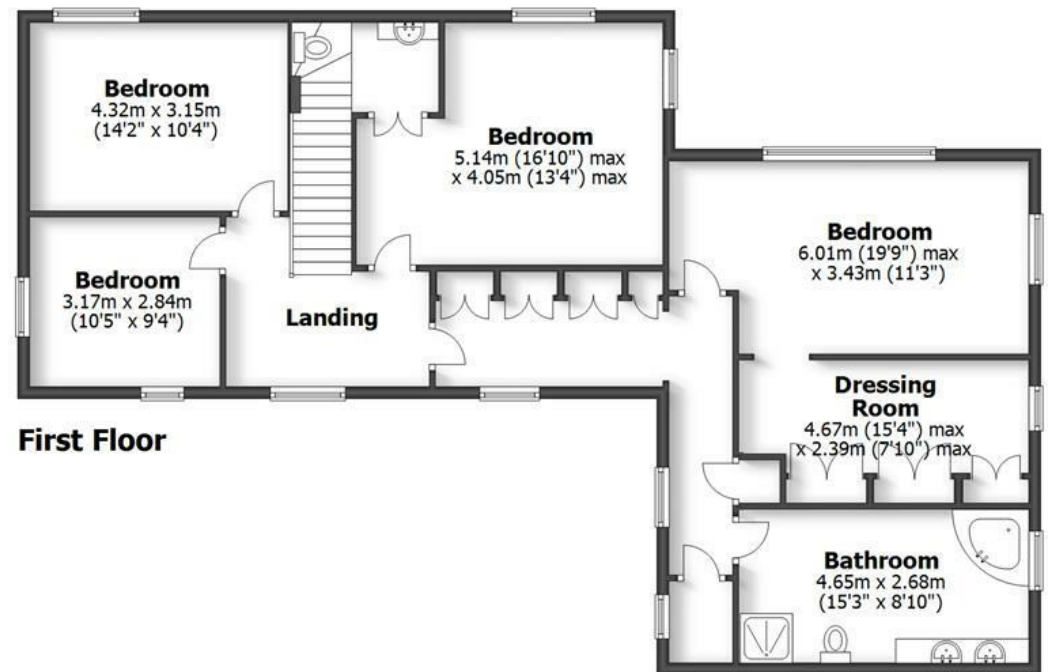
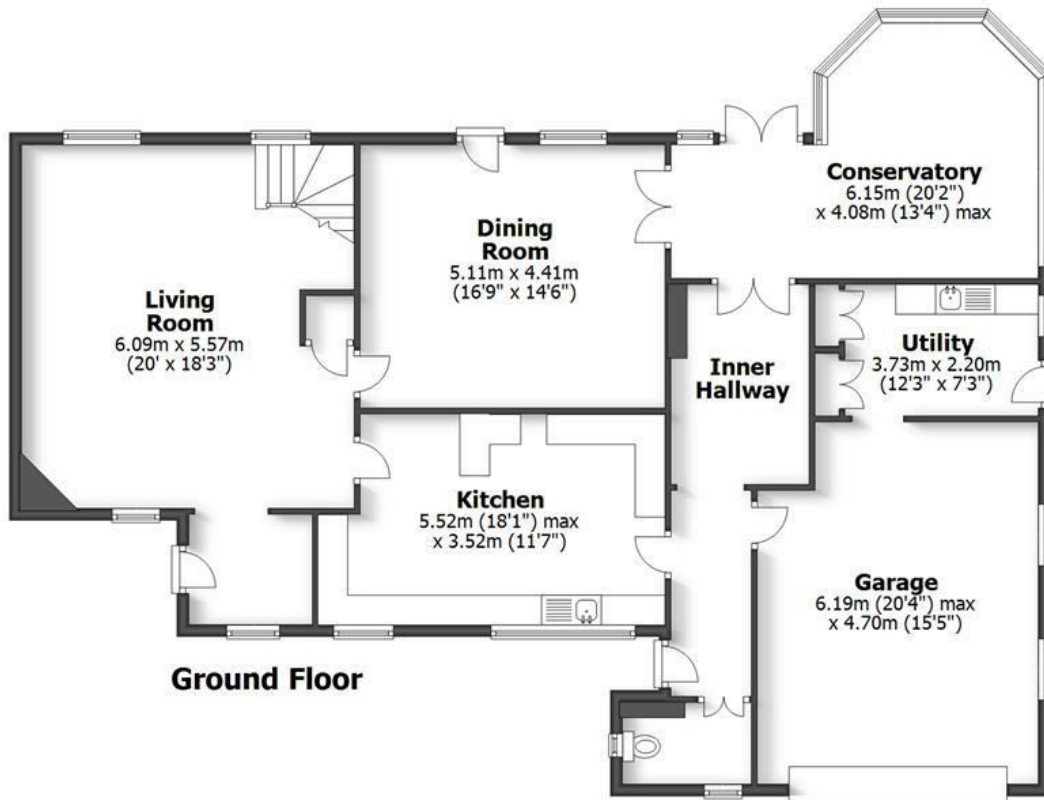


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An impressive Grade II Listed farmhouse residence standing in just under an acre with outstanding rural views. This rare to find property offers potential for a project.
Bridgnorth - 7.6 miles, Kidderminster - 11 miles, Telford - 20.2, Shrewsbury - 29.1 miles, Ludlow - 18.7 miles, Birmingham - 29.8 miles.
(All distances are approximate).

HORSESHOES
NETHERTON LANE, HIGHLEY

HOUSE: 242.0sq.m. 2605.1sq.ft.
GARAGE: 27.4sq.m. 295.0sq.ft.
TOTAL: 269.4sq.m. 2,900.1sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Highley is an old mining village approximately 7 miles south east of the market town of Bridgnorth. The village offers a good selection of amenities to include shops, butchers/fam shop and a chemist, along with a selection of pubs, primary school and the ever popular Severn Centre which has health and leisure facilities including a swimming pool. Netherton lies on the outskirts of the village which benefits from plenty of outdoor activities with miles of walking and cycling routes. Nearby is the Severn Valley Country Park over the footbridge and the famous Severn Valley Railway with a station located in the village along with the Engine House, Visitor and Education Centre.

ACCOMMODATION

This Listed farmhouse was previously the Granary, Coach House and Stables for Netherton House and was later sold and converted into one, large residential home within large grounds. Entering into the property, a RECEPTION HALL gives access to the ground floor living to include a GUEST WC, BREAKFAST KITCHEN fitted with a range of matching cupboards, sink unit, electric cooker point and plumbing for a dishwasher. Windows overlook the front elevation. There is a large LIVING ROOM with a corner fireplace, windows to the front and rear elevations, under stairs storage and a turning staircase rising to the first floor. There is a separate DINING ROOM leading into a large CONSERVATORY which enjoys a wonderful outlook across the gardens and view.

From the hall there is integral access into the DOUBLE GARAGE and adjoining UTILITY ROOM.

Stairs from the living room rise to a spacious FIRST FLOOR LANDING have excellent fitted storage, airing cupboard and a store room. The MASTER BEDROOM SUITE boasts far reaching views along with a walk in DRESSING ROOM having fitted wardrobes. The GUEST DOUBLE BEDROOM again enjoys far reaching Shropshire views with EN-SUITE FACILITIES to include a WC and wash hand basin with vanity unit. Completing the first floor are TWO FURTHER BEDROOMS and a large HOUSE BATHROOM having a corner bath, separate shower and dual wash hand basins.

OUTSIDE

Approached off Netherton Lane, a private driveway provides good parking for a number of vehicles. The mature gardens wrap around the property, mainly laid to lawn backing onto neighbouring farmland with beautiful uninterrupted Shropshire views enjoying a most private and peaceful aspect. The gardens are mature with a mix of shrubs and trees along with a large pond attracting much wildlife with a patio terrace to sit and unwind.

COUNCIL TAX:

Shropshire Council.
Council Tax Band: G
www.gov.uk/council-tax-bands

SERVICES:

We are advised by our client that mains water and electricity are connected. Oil central heating and private drainage. Verification should be obtained from your surveyor.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth heading out towards Chelmarsh on the B4555. Passing through the Hamlets of Eardington and Chelmarsh. Upon entering Highley on B4555 Woodhill Road, turn right into Kinlet View then left into Netherton Lane. Continue along where Horseshoes can be found on your right hand side.

Offers Around £620,000

EPC: F

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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