



**SET WITHIN AROUND 4.3 ACRES**

**Keepers Cottage, Colemore Green, Bridgnorth, Shropshire, WV16 4ST**

**BERRIMAN**  
**EATON**





## **Keepers Cottage, Colemore Green, Bridgnorth, Shropshire, WV16 4ST**

A charming cottage, deep in idyllic countryside, yet only minutes by car from Bridgnorth High Street. Set within 4.3 acres (approx), of formal gardens and an adjoining paddock, this detached cottage provides generous living proportions with four double bedrooms, three shower rooms and three reception rooms. Views from all aspects. Bridgnorth - 3 miles, Shrewsbury - 21 miles, Telford - 12 miles, Kidderminster - 17 miles, Ludlow - 22 miles, Birmingham - 34 miles. (All distances are approximate).

**KEEPERS COTTAGE**  
**COLEMORE GREEN. BRIDGNORTH**



HOUSE: 245.0sq.m. 2,637.1sq.ft.  
 GARAGE: 35.1sq.m. 377.6sq.ft.  
 BARN: 39.0sq.m. 419.7sq.ft.  
**TOTAL: 319.1sq.m. 3,434.4sq.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

Colemore Green is a very desirable and picturesque hamlet that occupies a quiet and private location near Astley Abbots and bordering the vast Apley Estate. Just three miles from the historic market town of Bridgnorth where there is a full selection of facilities including schools, hospital, markets and restaurants, with a mixture of High Street and independent stores. The area offers an abundance of countryside walks, cycling and riding, private fishing pools and there is access to the old railway line along the banks of the River Severn for picturesque walks into Bridgnorth or Coalport and Ironbrige.

## OVERVIEW

Having been extended over the years with the original part of the cottage dating back to around 1640, Keepers Cottage now offers a most light and spacious family home sitting privately behind a gated driveway with a detached double garage, surrounding gardens, orchard and an adjoining paddock. Across the lane is a detached barn having power connected providing excellent storage and a surrounding hardstanding.

## ACCOMMODATION

An enclosed entrance porch opens through into an impressive full height galleried landing with a turning staircase and understairs storage. Laid with oak flooring the hall gives access to a guest WC/shower room and the reception rooms. The oak floor extends through into the lounge and dining area with the lounge featuring painted beams and a cast iron log burner. Leading off the dining area double doors open into an oak framed garden room with full height windows and a vaulted ceiling. The breakfast kitchen is well appointed and fitted with matching base and wall cabinets, centre island, electric AGA and granite work tops with an inset sink and drainer. A range of Miele appliances include an oven/grill, dual induction hob, coffee machine, steam oven, fridge, freezer and dishwasher. The kitchen also features a walk in pantry. From the breakfast area a large window and sliding doors open out to the gardens. Across the hall there is a large reception room which is currently being used as a home office space and living room. A rear utility/boot room offers good space along with the provision for a washing machine and dryer with a door to the rear garden.

From the hall stairs rise to the first floor galleried landing which leads to the four generous sized double bedrooms and two modern fitted shower rooms all of which enjoyed elevated views over the gardens and neighbouring farmland beyond.

## OUTSIDE

The gardens are charming and offer much privacy with mature, well stocked borders featuring a pond and an orchard which is home to a selection of fruit trees to include Apple, Plum and Pear. A detached garage and timber shed sits to the side with a large gravelled driveway. Accessed from the garden, a paddock extends out to the rear approximately 3.6 of an acre enclosed by a hedge boundary. Across the way a gate opens into a small courtyard area with a detached barn (419sqft approx.) and also houses the treatment plant that services Keepers Cottage and the neighbouring property.

## SERVICES:

We are advised by our client that mains water, electricity and full fibre broadband are connected. Oil fired central heating and private drainage. The property also has Solar panels installed and the client has advised the feed in tariff (FIT) pays approximately £1,800 per annum from solar generation. Verification should be obtained by your surveyor. WIFI is currently by Air Band with Cat 5 wiring in the property.

## FIXTURES AND FITTINGS:

By separate negotiation.

## TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX:

Council Tax Band: G.  
Shropshire Council.

## VIEWING ARRANGEMENTS:

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

## POSSESSION:

Vacant possession will be given on completion. NO UPWARD CHAIN

## DIRECTIONS:

Leaving Bridgnorth on the B4373 towards Broseley. Upon entering Cross Lane Head, turn right opposite the village hall signposted Astley Abbots/Colemore Green. Continue along for 1.1 miles towards Colemore Green where Keepers Cottage can be found on the left hand side.  
What3words: - crown.outboard.weedy

Offers Around £950,000

EPC: D

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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**BERRIMAN EATON**