



45 Cartway, Bridgnorth, Shropshire, WV16 4BG

BERRIMAN  
EATON









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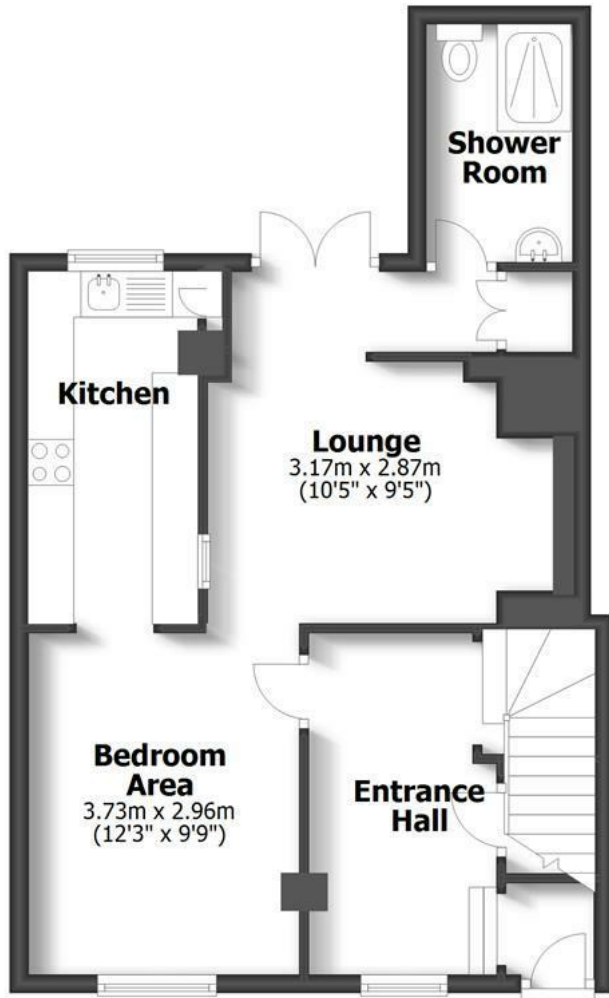
A large three storey Riverside property with a walled garden, overlooking the river and old bridge (not flooded from our research). With character, this would make a great home or alternatively a business premise (subject to planning permission as previously a tea room with accommodation) as it is currently used as a successful holiday let business divided into three apartments. Much Wenlock - 8 miles, Ironbridge - 8 miles, Ludlow - 19 miles, Telford - 13 miles, Kidderminster - 14 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles. (All distances are approximate).



**45 CARTWAY**  
BRIDGNORTH, SHROPSHIRE

HOUSE: 115.1sq.m. 1,239.1sq.ft.  
**TOTAL: 115.1sq.m. 1,239.1sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor 'The Terrace'**



**First Floor 'The Bridge'**



**Second Floor 'The Loft'**



## LOCATION

Set within this picturesque and historic location, The Cartway is perfectly located for the Riverside cafes, bars, restaurants and river walks. This special location provides the freedom to participate on foot the towns excellent range of facilities that include shops, pubs and restaurants, along with a selection of primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many attractions for visitors such as the weekly farmers markets, Severn Valley Railway, Northgate museum and the funicular cliff railway along with a cinema and theatre on the steps.

## PLANNING HISTORY

In 2019 the property obtained a change of use of ground floor from a bar (A3) to a holiday let unit, and conversion of flats on the 1st and 2nd floor to holiday let units. With the appropriate planning, this property would make a fabulous riverside home, or provide a healthy investment income as a holiday let business.

The Bridge: <https://www.booking.com/hotel/gb/the-bridge-at-riverside-suites.en-gb.html>

The Loft: <https://www.booking.com/hotel/gb/the-loft-at-riverside-suites-bridgnorth-shropshire.en-gb.html>

The Terrace: <https://www.booking.com/hotel/gb/riverside-suites-shropshire.en-gb.html>

## ACCOMMODATION SUITES

This Grade II Listed property has been converted to provide three fantastic self contained holiday lets.

### THE TERRACE

To the ground floor, there is an entrance hall with understairs storage and stairs rising to the first floor. The Terrace is the ground floor suite with benefits from having use of the riverside courtyard garden and covered decked terrace with views. The open plan accommodation briefly comprises a double bedroom area, kitchen fitted with modern units, ceramic hob with extractor hood and a sink unit. The lounge area has an inglenook feature fireplace with doors out to the garden. A modern shower room is fitted with a white suite to include a WC, wash hand basin and shower cubicle.

### THE BRIDGE

Located on the first floor, The Bridge enjoys a dual aspect with windows to the front and rear, with of course a view of The Bridge and river Severn. The room is open plan proving a spacious double room with sitting area and a modern en-suite shower room with views to the rear.

### THE LOFT ROOM

Located on second floor, stairs rise up to an open plan living area and kitchenette overlooking to the rear aspect with views of the river Severn. A double leads off with an en-suite shower room.

## OUTSIDE

Accessed from the ground floor suite, a covered deck terrace enjoys a private space which leads to paved patio courtyard providing a wonderful outlook to river and beyond. Parking permits available from the Shropshire Council.

## TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor.

## SERVICES

We are informed by our clients that all main services are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.

Business rates apply.

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## POSSESSION

Vacant possession will be given on completion.

Offers Around £375,000

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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