



Dodds Green Cottage, 79 Dodds Green, Alveley, Bridgnorth, Shropshire, WV15 6JE

BERRIMAN
EATON





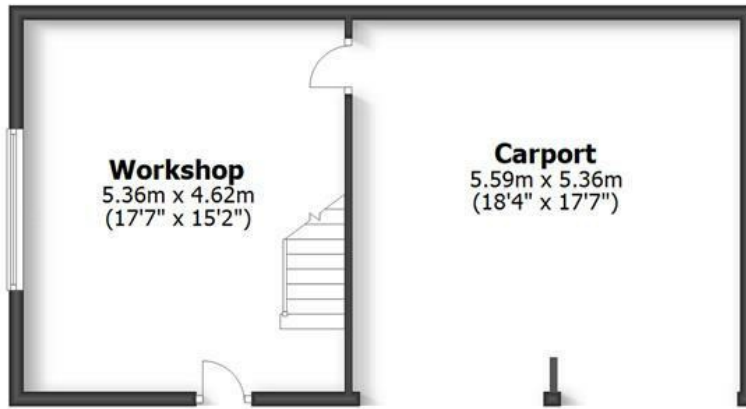
Dodds Green Cottage, 79 Dodds Green, Alveley, Bridgnorth, Shropshire, WV15 6JE

An enchanting detached cottage set within landscaped gardens and having over 2.5 acres of paddock land. The property lies back from the road with a double carport and workshop.

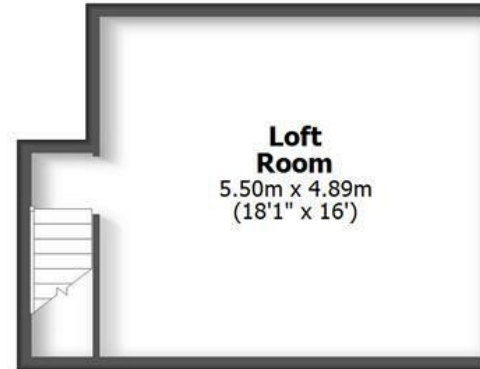
Bridgnorth 6 miles - Kidderminster 7 miles (train station) - Wolverhampton 20 miles (train station) - Birmingham 25 miles. (All distances approximate).

79 DODDS GREEN
ALVELEY, SHROPSHIRE

HOUSE: 173.4sq.m. 1,866.6sq.ft.
 CARPORT/WORKSHOP: 82.1sq.m. 883.6sq.ft.
TOTAL: 255.5sq.m. 2,750.2sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



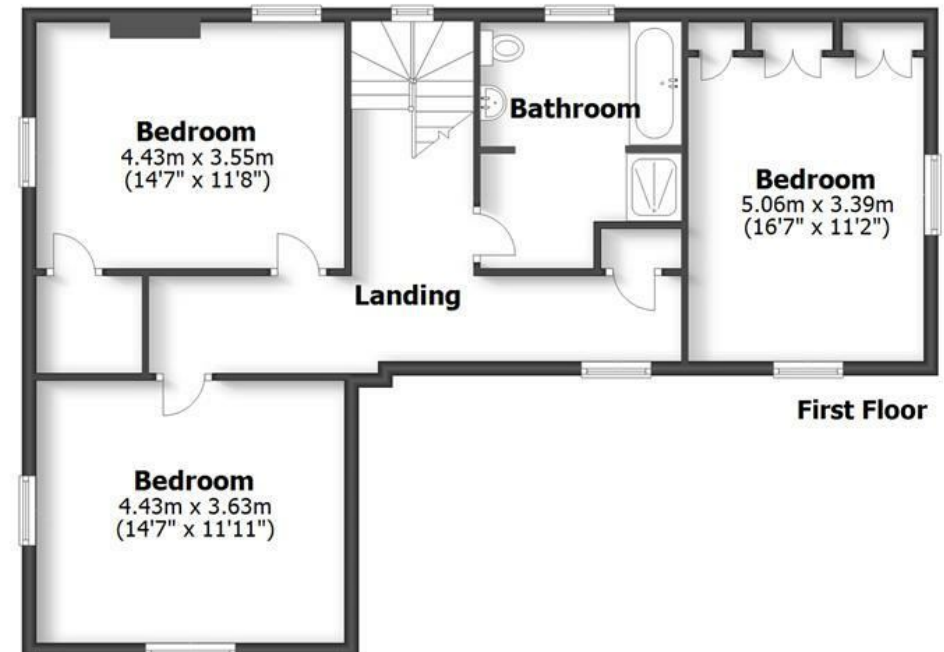
Carport



Loft Room Above Carport



Ground Floor



First Floor

LOCATION

Alveley is a pretty Shropshire village ideal for commuters between Kidderminster and Bridgnorth. The village offers shops, a primary school and park which includes a children's play area and Alveley tennis club. The village also hosts a cricket club and numerous popular pubs. Of particular note is the Severn Country Park on the edge of the village which backs onto the Severn Valley Railway (with station), the river Severn and the many walks and cycling routes that lead from this location. A tea room is also located here. Dodds Green Cottage stands opposite Pool Hall Fisheries which create a lovely outlook over the large pools and wildlife.

OVERVIEW

Formally a Cider Mill, the property was purchased by auction with the surrounding land and has remained in the same family for over 50 years. Restored and extended to retain the character, this attractive cottage has good modern day accommodation in this very attractive setting. Flowering cider pear trees still line the drive for Spring blossom and lead to the detached sandstone garages and workshop that could indeed be utilised (subject to planning permission), for other uses. The cottage has landscaped gardens on all sides with mature planting and leads to a large paddock at the rear. Beyond are open aspects across farmland.

ACCOMMODATION

The cottage has fine views in all directions. Entering into the hall with oak style flooring, stairs rise to the first floor landing. A full width open plan living room at the front of the cottage provides a large space with exposed beams, a feature Inglenook fireplace with lighting and a Clear View Log burner. There are patio doors leading to the terrace, whilst pretty windows to match the original design give views to the front. An extensively fitted kitchen by Hatt Kitchens includes a Stoves double oven, ceramic hob, integrated dishwasher and fridge. The kitchen is open plan to a large dining area, there is a separate study and from the rear entrance there is a useful fitted utility area housing the boiler and space for coats. There is also a guest WC.

The first floor spacious landing has an airing cupboard and access to the loft. There are three very spacious bedrooms, one with a large walk-in wardrobe and another with fitted wardrobes. The house bathroom is also spacious having a bath, separate shower, WC and hand basin with a heated towel rail.

OUTSIDE

A detached sandstone building stands at the rear of the drive providing two garages and a workshop. There are stairs that give access to a large loft space.

The approach from the road follows a Tarmac driveway to a large parking area. The beautiful gardens are a feature to the cottage, featuring a large terrace, wildlife pond, greenhouse, fruit orchard and an array of spring colour with mature Azalea's, Rhododendron's and Camellia's.

Beyond the garden boundary is a paddock. In total the grounds extend to just over 2.5 acres.

SERVICES

We are advised by our client that there is private drainage, oil central heating and mains water and electricity. Verification should be obtained by from your surveyor.

TENURE

We are advised by the clients that the property is FREEHOLD with vacant possession upon completion.

COUNCIL TAX

Shropshire Council: Tax Band: E.
<https://www.gov.uk/council-tax-bands>

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

FIXTURES AND FITTINGS

By separate negotiation.

Offers Around £675,000

EPC: E

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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