



The Cottage Middleton Scriven, Bridgnorth, Shropshire, WV16 6AG

BERRIMAN
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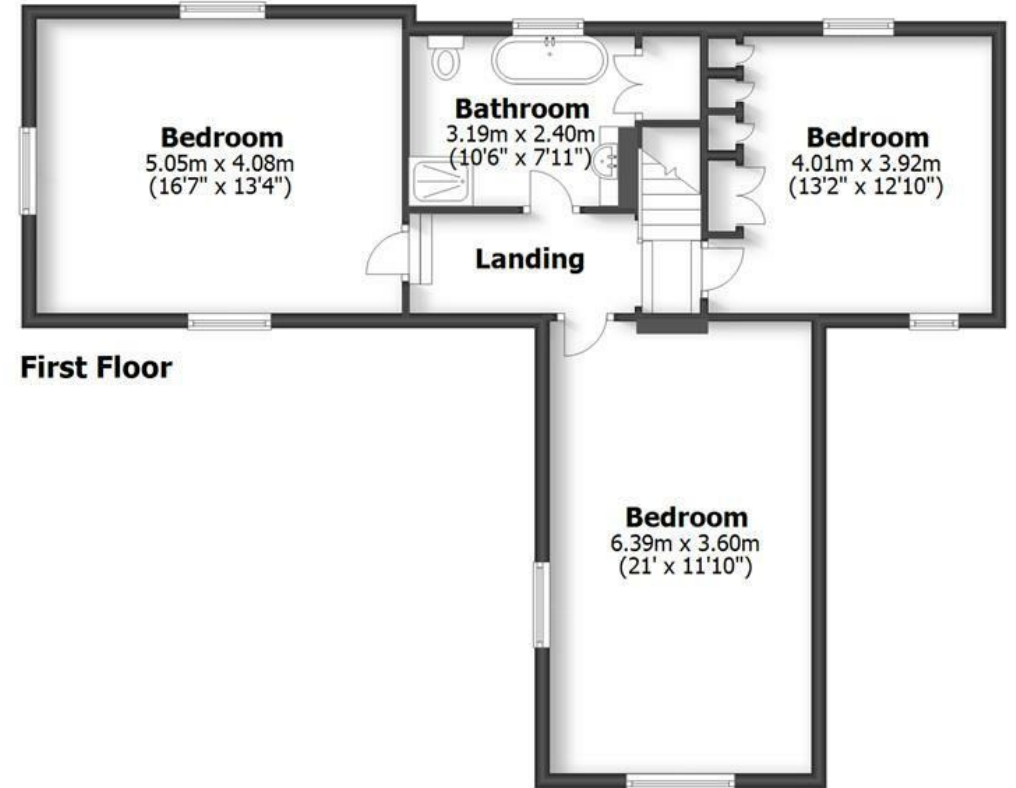
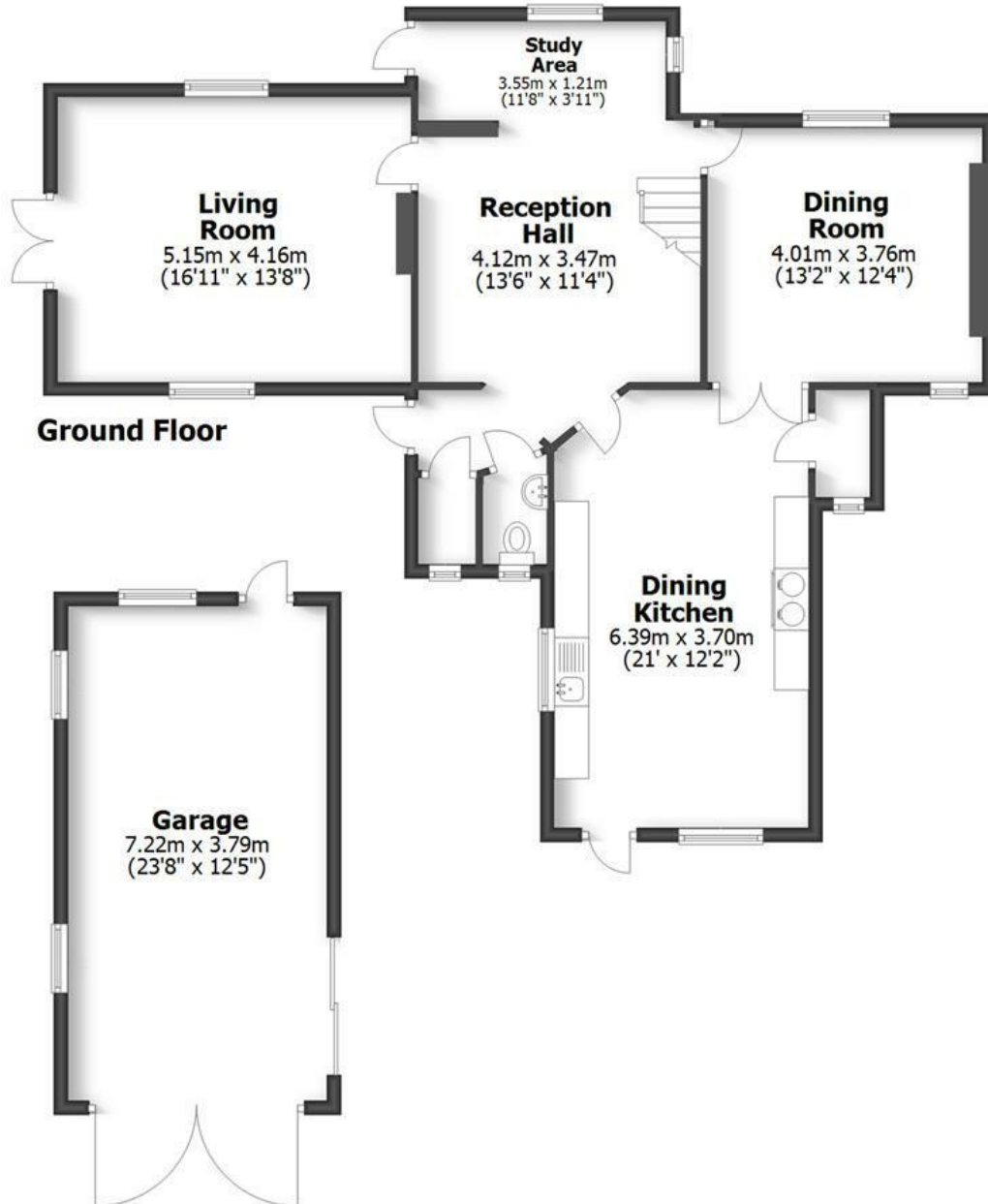
The Cottage Middleton Scriven, Bridgnorth, Shropshire, WV16 6AG

A rural cottage with large gardens and woodland in beautiful surrounding countryside on the edge of a small Shropshire village near Bridgnorth. Bridgnorth - 6 miles, Ludlow - 14 miles, Kidderminster - 15 miles, Shrewsbury - 24 miles, Birmingham - 37 miles (All distances are approximate).

THE COTTAGE

MIDDLETON SCRIVEN, BRIDGNORTH

HOUSE: 165.8sq.m. 1,784.1sq.ft.
GARAGE: 27.3sq.m. 294.2sq.ft.
TOTAL: 193.1sq.m. 2,078.3sq.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

Middleton Scriven is a small rural village South of the historic market town of Bridgnorth, surrounded by unspoilt countryside offering far reaching views. Bridgnorth is located just under six miles away providing a comprehensive range of amenities. A range of outdoor country pursuits are in abundance locally within the beautiful surrounding Shropshire countryside.

ACCOMMODATION

A former Estate Cottage, the character detached property has had later Victorian extensions and a further large garage/workshop built within the grounds. A gated entrance leads to a large graveled parking and turning area to the rear, with views across the garden as you approach the cottage.

Entering through the kitchen, the open plan space has a dining area with fitted pine units and wooden work tops, appliance space, sink unit, Rayburn for cooking with a Calor gas hob. The Rayburn provides the hot water and central heating. There is a walk-in pantry and windows overlooking the garden. Moving into the large reception hall with space for a study area, there is a guest WC, utility cupboard, stairs to the first floor, providing understairs storage along with two further reception rooms; a formal dining room if desired with an Inglenook fireplace housing a Clear View log burner and the Victorian extended sitting room with French patio doors onto the garden, high ceiling and a fireplace including a Clear View log burner.

On the first floor, the house bathroom includes a freestanding bath, WC, vanity unit with hand basin, separate shower, wall cupboard and airing cupboard. There are three good size bedrooms with views.

OUTSIDE

The pretty, large gardens are totally private, extending to just over half an acre and bordered only by farmland and the lane. The large oak framed garage/workshop, with electricity and water connected, could easily be adapted for outdoor entertaining having patio doors and windows in the construction. The cottage garden hosts many blossoming fruit tree varieties, a vegetable patch and fruit garden, with compost area, greenhouse and a hedge boundary. The flower beds are well stocked with seasonal flowering and a selection of mature shrubs and trees. Across the lane, the cottage also owns a small woodland area directly in front the property. The driveway provides an electric car charging point.

SERVICES:

We are advised by our client that mains water and electricity are connected. Oil fired central heating from the Rayburn and private drainage via a septic tank. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your solicitors.

COUNCIL TAX:

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

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

From Bridgnorth take the B4363 passing through the village of Oldbury. Continue for a few miles to the next village signposted Glazeley. Take the next right hand turning signposted Middleton Scriven. Proceed along the lane for a short distance taking the next left hand turning signposted Middleton Scriven. Continue along the lane for approximately 0.7 miles towards the village where the cottage is located along on the left hand side just before a sharp right hand bend.

Offers Around £645,000

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.







Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

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