



Trafalgar Barn Worfield, Bridgnorth, Shropshire, WV15 5NR





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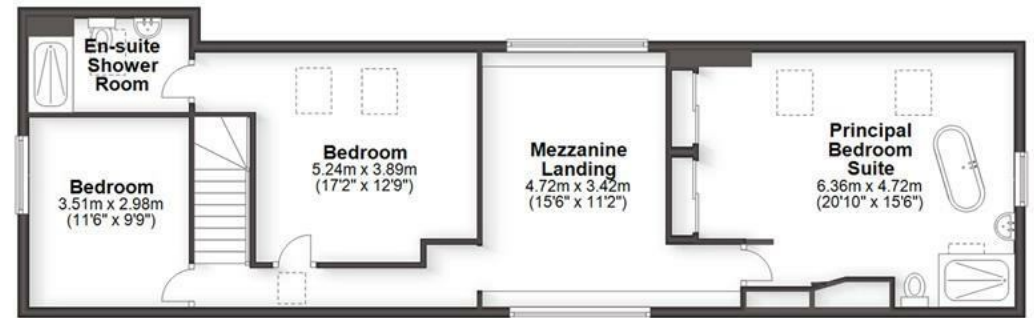
With its generous living proportions and large, private gardens, Trafalgar Barn sits just on the outskirts of Bridgnorth with 3/4 bedroom accommodation and an adjoining double garage offering scope for conversion (STPP).
Bridgnorth - 3 miles, Much Wenlock - 12 miles, Wolverhampton - 10 miles, Kidderminster - 14 miles, Telford - 12 miles, Shrewsbury - 15 miles, Birmingham - 27 miles.
(All distances are approximate).

TRAFALGAR BARN

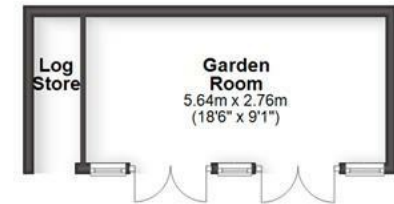
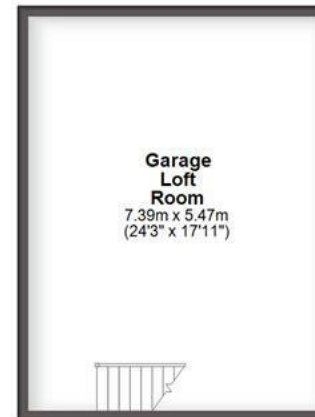
WORFIELD, BRIDGNORTH

BARN: 195.9sq.m. 2,108.1sq.ft.
 GARAGE/LOFT ROOM: 81.0sq.m. 871.9sq.ft.
 GARDEN ROOM: 15.5sq.m. 167.3sq.ft.
TOTAL: 292.4sq.m. 3,147.3sq.ft.

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



First Floor



LOCATION

Located in the parish of Worfield, just on the outskirts of the village, this detached barn conversion is conveniently located just off the A454 for easy commuting access into the West Midlands, Bridgnorth and Telford. The village has an extremely pretty High Street, post office and store, and two very popular pubs within walking distance. The village has an excellent primary school and nursery, a 12th Century Church and wonderful sports facilities that are well supported to include a cricket club, tennis club and bowling club. Walks are in abundance along the River Worfe and through the Davenport Estate.

ACCOMMODATION

From the courtyard, a front door opens into a large reception hall. A turning staircase rises to the first floor bedrooms. Off the hall is a study, which could be utilised as a bedroom with floor to ceiling windows looking out the front along with a fully tiled shower room. The 21ft living room enjoys an open dual aspect with floor to ceiling windows and a corner fireplace housing a cast iron log burner. French doors open out to the rear gardens. A formal dining room overlooks the side and rear aspects with a corner feature fireplace. Leading off the dining room is the breakfast kitchen fitted with oak units, inset Belfast sink and a range of integrated appliances to include an electric AGA, oven and hob, coffee machine, microwave and pull out larder cupboards. A stable door opens out on the side sun terrace. A door gives integral access into the double garage having the provision for laundry appliances. and stairs leading up into the loft room.

From the reception hall stairs rise to the first floor landing with a large mezzanine area currently used as a sitting room. The large principal bedroom suite has been designed to be open plan, having fitted wardrobes and storage. The en-suite area comprises of a walk in shower, WC and wash hand basin with a free standing copper roll top bath centrally positioned to make the most of the elevated views. There is a guest double bedroom with ensuite shower room and a third double bedroom having views to the side.

OUTSIDE

Gated access leads onto a large gravelled driveway providing ample parking and access to the double garage, with two French doors to the front, boiler room, provision for laundry appliances and a staircase that leads to a large boarded loft space which offers excellent potential (STPP). The lawned gardens are well maintained and wrapped around the property enclosed by a mature hedge boundary backing onto the neighbouring fields with views beyond offering a most private, rural outlook. Within the garden there is a shaped sun terrace from which you can enjoy the evening sunsets as well as alfresco dining and sunbathing. A superb garden room, which is currently being used as a bar and entering area provides a great versatile space with two sets of French doors opening out.

SERVICES

We are advised by our client that mains water and electricity are connected. LPG gas central heating 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. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: G.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

Offers Around £825,000

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.







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

BERRIMAN EATON