



Footbridge Cottage, Tasley, Bridgnorth, Shropshire, WV16 4RQ

BERRIMAN

EATON





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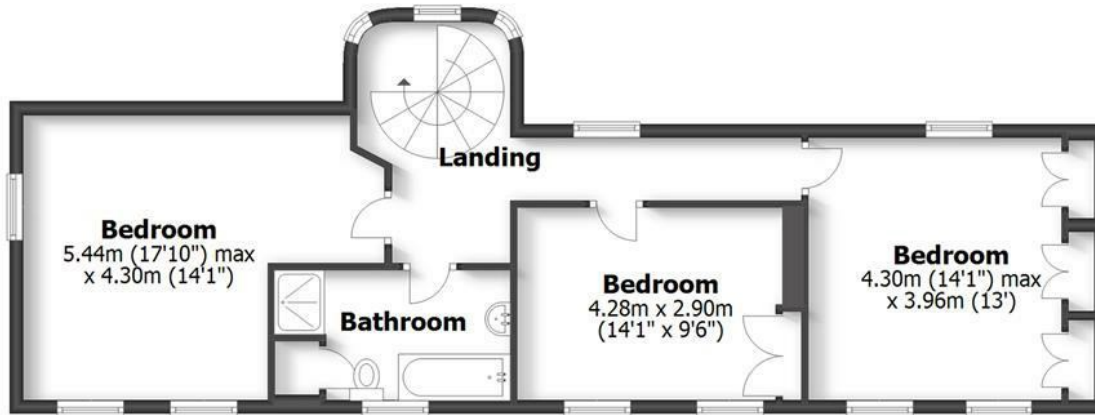
A beautiful cottage retreat, just on the edge of town surrounded by fields with maximum privacy. Enjoying over 2 acres of gardens and paddocks, there is a detached garage block with a bathroom and stairs to the large rooms above.

Bridgnorth High Street - 1.5 miles, Telford - 14 miles, Kidderminster - 15 miles, Much Wenlock - 7 miles, Shrewsbury - 21 miles. (All distances are approximate).

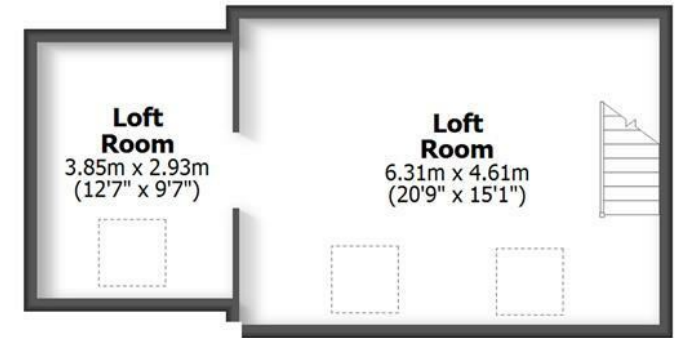
FOOTBRIDGE COTTAGE

TASLEY, BRIDGNORTH

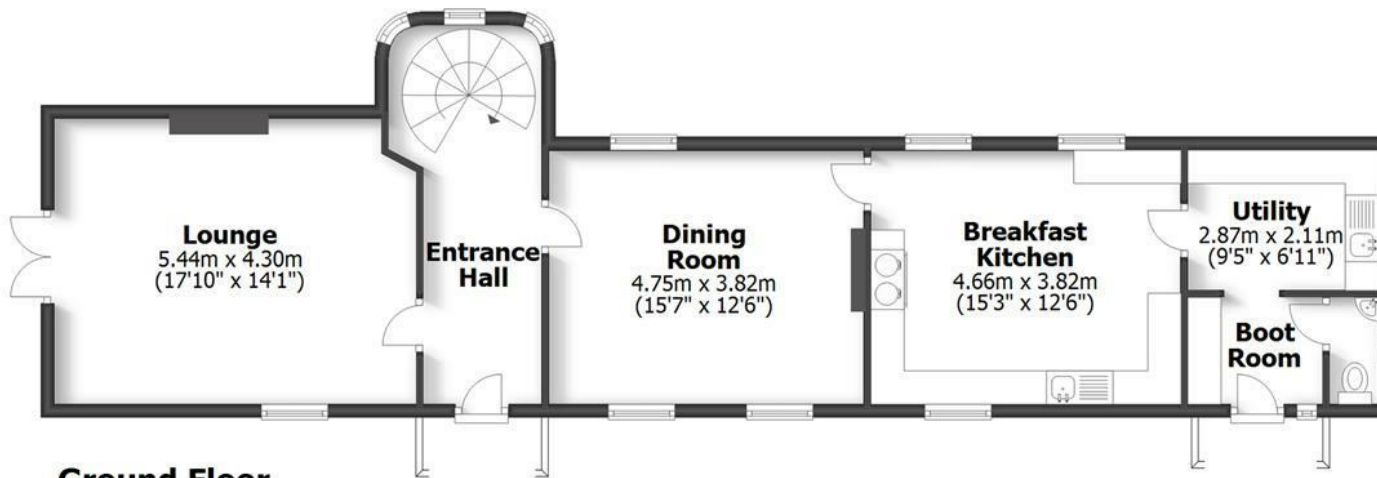
HOUSE: 152.9sq.m. 1,646.0sq.ft.
 GARAGE: 92.5sq.m. 996.2sq.ft.
TOTAL: 245.4sq.m. 2,642.2sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



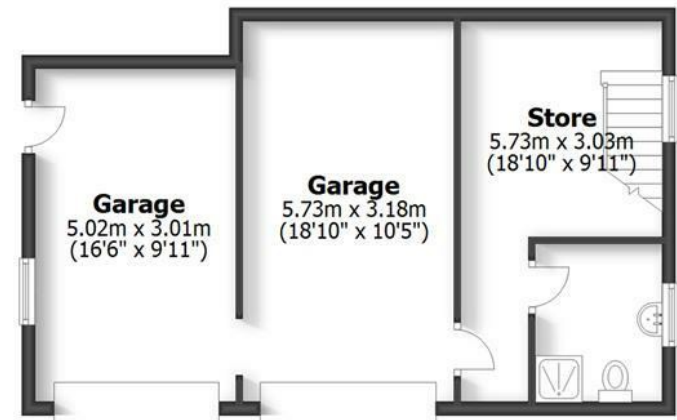
First Floor



Loft Room



Ground Floor



Garage

LOCATION

Just over a mile from the High Street, Bridgnorth offers an excellent range of facilities that include a large selection of shops, pubs/bars, cafés and restaurants. Along with a selection of first and secondary schooling, healthcare and sports facilities. There are also many attractions for visitors such as the Severn Valley Railway, Northgate museum, funicular cliff railway and River Severn walks. The cottage is approached from the road by a farm track, through natural farmland.

OVERVIEW

A period cottage with excellent natural light and modern appointments, this home is set around a gravelled courtyard having a triple garage with rooms above (added approx. 2002), and delightful meandering gardens with dining terraces that lead onto the lawns having a wooded backdrop and large pool that includes a wooden bridge to a small Island. Additionally there are adjoining paddocks and a range of timber out buildings.

The property has beamed ceilings and a log burner, with a modern extension and circular staircase, whilst the front windows have been replaced with UPVC in a cottage style.

ACCOMMODATION

Upon entering the property, the spacious and light entrance hall with maple wooden flooring, gives access to the ground floor reception rooms and a feature circular extension forms the staircase rising to the first floor. The extended lounge is fitted with a multi-fuel log burner, maple wooden floor, with windows and French doors opening out to the gardens. The maple flooring extends into the centrally located dining room with a feature fireplace housing a cast iron log burner set upon a quarry tiled hearth and windows to the front and rear elevations. Leading off the breakfast kitchen, having a quarry tiled floor along with fitted matching solid wooden base and wall cabinets, work tops and an inset sink unit and fitted appliances to include an oven, electric hob, dishwasher and an oil fired Rayburn for cooking and heating. Off the kitchen is a utility room providing further storage, sink unit and plumbing for a washing machine, along with a separate hall/boot room and guest WC.

The feature turning staircase with long windows and views to the rear, has a steel balustrade, and rises to the first floor landing where there are three double bedrooms all of which boast fine views across the Shropshire countryside. Two bedrooms have built in wardrobes with the family bathroom fitted with bath, separate shower, WC, pedestal wash hand basin and heated towel rail.

OUTSIDE

Having right of way, a farm track leads through the fields to Footbridge Cottage. Once through the gate, the drive opens out into a courtyard with ample parking and turning area. The three car detached garage with deep foundations, has a shower room and stairs up to 2 first floor rooms with pine flooring, eaves storage, gable windows and 3 sky lights. This offers excellent potential for an independent annexe. (STPP). Water and electricity are connected. The beautiful landscaped gardens are bordered by the Tiddle Brook and surround the cottage along with a small orchard to include Damson, Greengage, Mulberry, Apple and Plum trees. The gardens also include two clay lined duck ponds and an adjoining fenced paddock. The gardens offer an abundance of wildlife and much tranquility. There are a range of timber workshops and shed.

TENURE

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

SERVICES

We are advised mains water and electricity are connected. There is oil fired central heating from the Rayburn and private drainage. Solar panels are fitted to the garage. Verification should be obtained from your surveyor.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

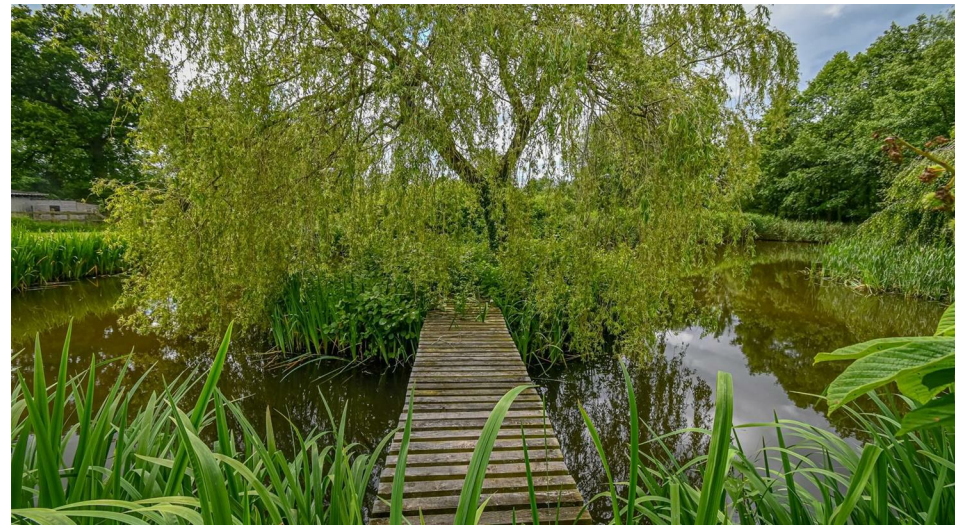
Proceed out of Bridgnorth on the Wenlock Road. At the A458 junction turn right towards Shrewsbury. The entrance to Footbridge Cottage, can be found along on the right hand side.

Offers Around £780,000

EPC: G

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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