



**The Maltings, Chesterton, Bridgnorth, Shropshire, WV15 5NX**

**BERRIMAN**  
**EATON**

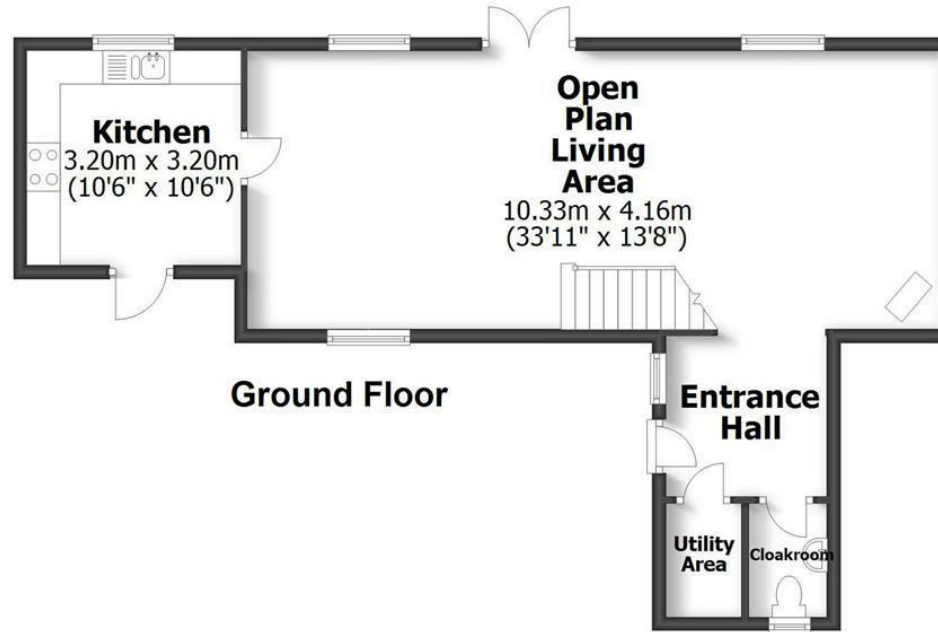




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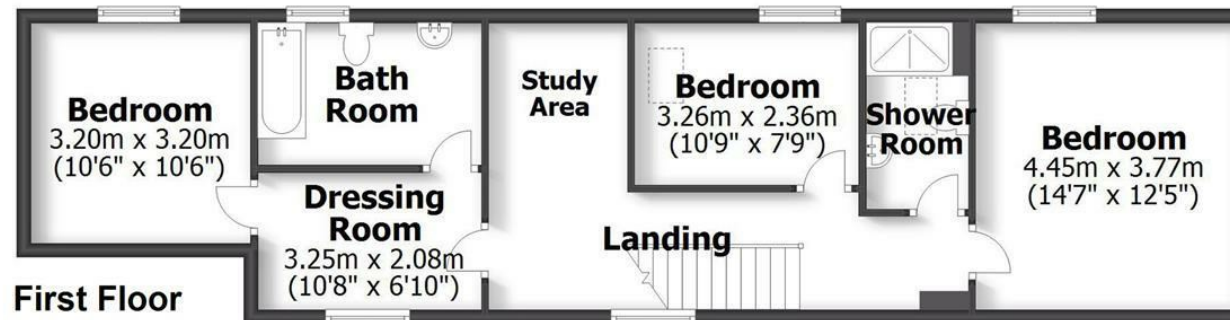
A private barn conversion, quietly secluded offering low maintenance gardens with spacious accommodation having three double bedrooms, two bathrooms and an impressive open plan living area. This is an idyllic Shropshire Hamlet with surrounding countryside, easily commutable between Telford, Bridgnorth and Wolverhampton.  
Bridgnorth - 6 miles, Telford - 10 miles, Shrewsbury - 27 miles, Wolverhampton - 10 miles, Kidderminster - 17 miles, Birmingham - 22 miles.  
(All distances are approximate).

**THE MALTINGS**  
CHESTERTON, BRIDGNORTH



HOUSE: 133.4sq.m. 1436.4sq.ft.  
**TOTAL: 133.4sq.m 1436.4sq.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

Chesterton is a highly sought after Shropshire hamlet located surrounded by farmland, only a short distance from the Historic market town of Bridgnorth and is within easy commuting distance of Telford, Shrewsbury and Wolverhampton. The area is tranquil with plentiful footpaths and bridleways including other country pursuits with three near-by golf courses. Albrighton is located within 6 miles which benefits from having an hourly train service to Birmingham City centre. There is a small convenience store only a few minutes drive away at Rudge Heath providing a wide array of basic, everyday items with further amenities being available just a couple of miles away in the villages of Worfield and Pattingham which includes local pubs, primary schooling and an array of shops.

## ACCOMMODATION

The Grade II Listed conversion is tastefully appointed with large proportioned rooms, exposed beam work, excellent high ceilings on the first floor and oak flooring to the ground floor with underfloor heating. Entering through the oak front door into a hallway with oak flooring and doors off to a guest cloakroom and a utility having the provision for a washing machine. An archway with continued oak flooring leads through into a large open plan living space incorporating a lounge and dining area with a modern multi-fuel burner set upon a granite hearth. The stairs with a wooden balustrade rise to the first floor, whilst windows are positioned to both sides of the open plan area and double French doors lead to the rear walled courtyard.

Leading through into the fitted kitchen, the area has a fashionable range of tasteful modern units with granite work tops and a range of integrated appliances including: Dishwasher, oven and ceramic hob, stainless steel extractor hood and stainless steel sink unit. There are windows to the front and rear with a door giving a further front entrance to the enclosed garden area.

The first floor landing is a large space with high ceilings and exposed beams which offers an excellent study space. The principal double bedroom leads through a generous dressing area along with a large ensuite bathroom fitted with fashionable tiling, bath, hand basin and WC with chrome heated towel rail. The double guest bedroom features exposed beams in the high ceilings with windows to the rear. There is a third double bedroom and shower room fitted with a shower, hand basin, WC, fashionable tiling and skylight for natural light.

## OUTSIDE

The barn conversion has a small, landscaped, low maintenance garden area to the front and rear with mature planting and gravelled areas. Entering through a gate to the walled front garden, there is an outside dining terrace, log store and garden shed. The rear garden is bordered on three sides by a high wall to create a private sun trap. This area has been landscaped with retained planted areas and a seating area. There is allocated parking on the gravel drive.

## TENURE:

The property is FREEHOLD (the barn was not part of the Chesterton Barns conversion), but includes parking and access rights.

## SERVICES:

We are advised by our client that mains water and electricity are connected. The LPG gas tank is situated in the neighbouring Chesterton barns development and individually metered. The village has its own private sewage treatment plant with a small annual cost.

## COUNCIL TAX:

Shropshire Council. Tax Band: E.

## FIXTURES AND FITTINGS:

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

From Bridgnorth proceed on the A454 Bridgnorth to Wolverhampton Road. On reaching the turning for Worfield, turn left and first right towards Chesterton. At the junction of the B4176 proceed straight over passing Chesterton Golf Club on the right hand side. After passing the Golf Club, take the first right towards Chesterton. At the junction turn left and then the barns will be situated a short distance along on the right hand side. On entering the barns bear right where the parking is on the right hand side.

Offers Around £525,000

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](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**