



Moor House Farm, Alveley, Bridgnorth, Shropshire, WV15 6HH









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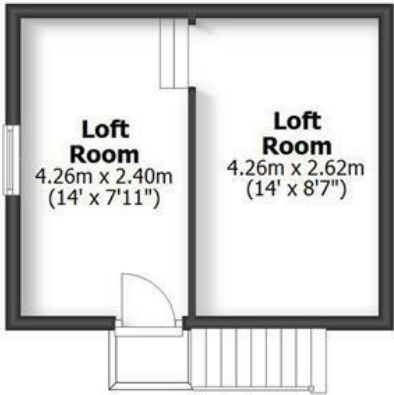
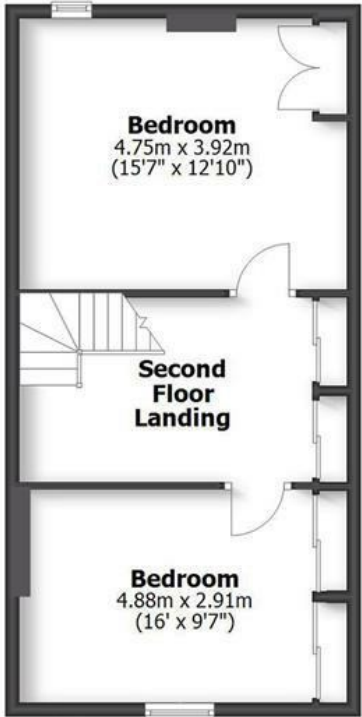
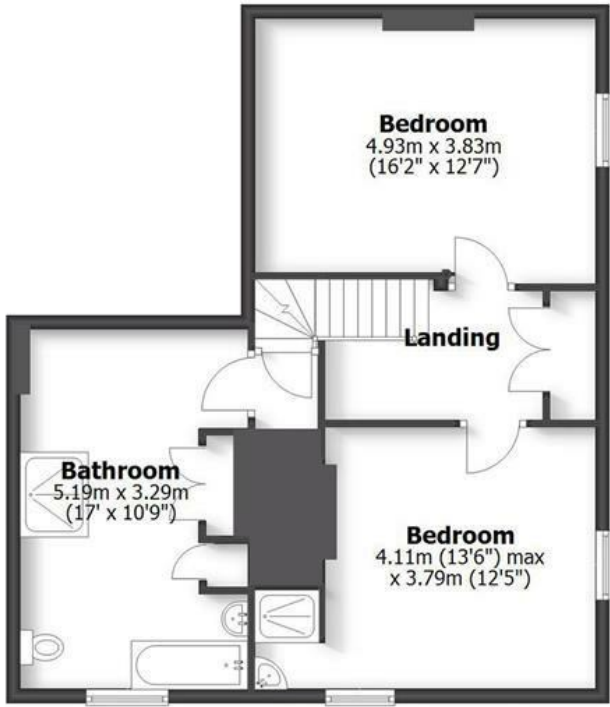
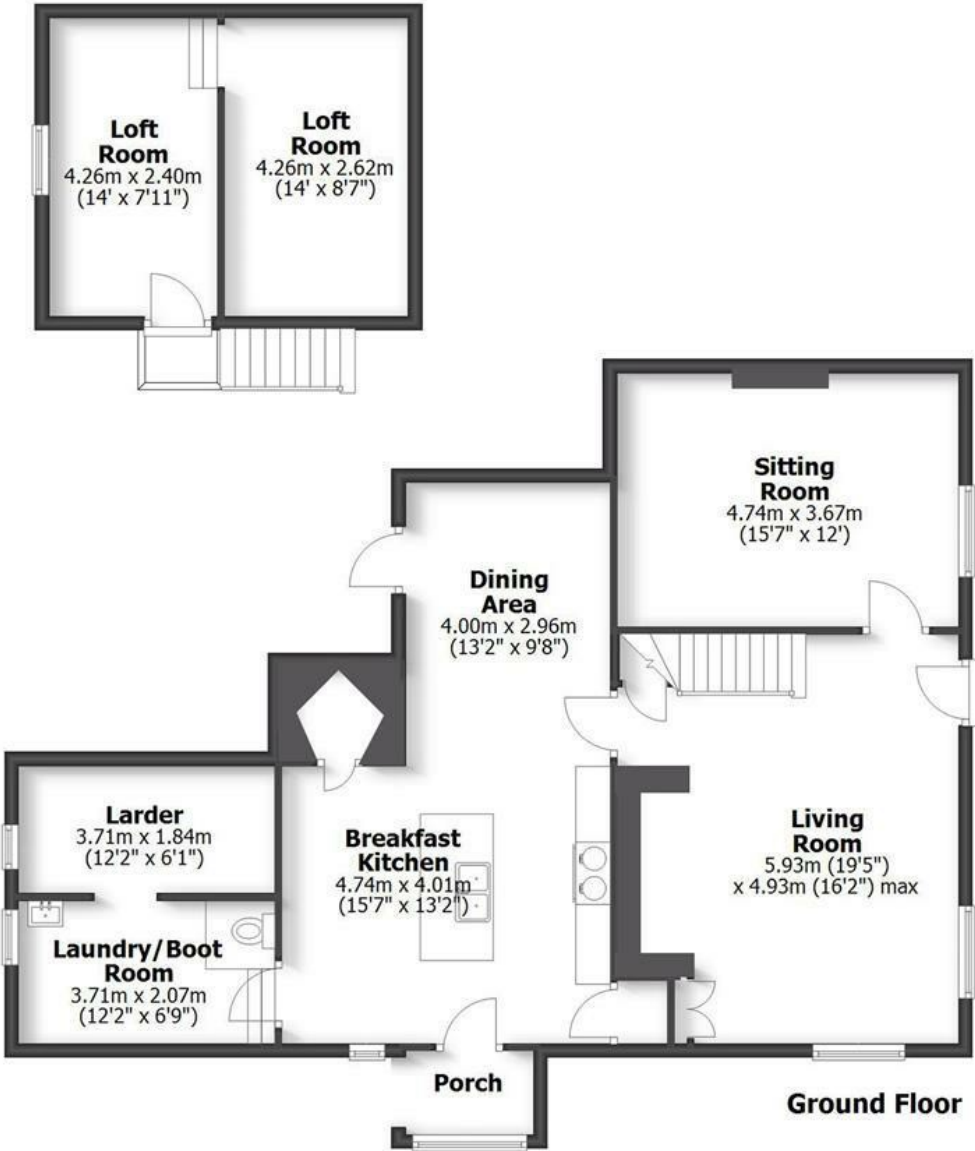
Amidst rural countryside, this beautiful farmhouse requires full modernisation with a large garden and adjoining paddock extending to just over an acre enjoying far reaching views. NO UPWARD CHAIN.  
 Bridgnorth - 8 miles, Kidderminster - 8 miles, Telford - 18 miles, Ludlow - 27 miles, Shrewsbury - 27 miles, Hagley - 13 miles.  
 (All distances are approximate).



**MOOR FARM HOUSE**  
**ALVELEY, SHROPSHIRE**

HOUSE: 212.3sq.m. 2,285.2sq.ft.  
LOFT ROOMS: 21.8sq.m. 234.8sq.ft.  
**TOTAL: 234.1sq.m. 2,520.0sq.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

The farmhouse stands with its own private driveway opposite a range of derelict barns that are being sold separately for conversion. Alveley is a sought after Shropshire village ideal for commuters in between the towns of Kidderminster and Bridgnorth. The village offers a local convenience store, takeaways, vet practice, primary school, doctors surgery and a recreation park which includes a children's play area and Alveley tennis club. The village also hosts a cricket club and numerous popular pubs/restaurants. 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 which provides an abundance of walks and cycling routes that lead from this location. A tea room is also available here.

## ACCOMMODATION

Entering from the side porch, a door opens into a large farmhouse kitchen complete with quarry tile floor. There is a centre island with a dual sink along with a Rayburn stove and a feature bread oven. A cupboard houses the oil fired central heating boiler. The walls feature part exposed stone along with a beamed ceiling and a large window and door opening out to the gardens. Leading off the kitchen there is a scullery/laundry area with a Belfast sink. WC and an adjoining pantry. A spacious lounge overlooks the front and side elevations with a large inglenook fireplace and stairs off to the first floor. Adjoining the lounge is a further reception room which could be used as a formal dining room or a sitting room with a window looking out to the front.

The first floor landing has exposed floorboards along with built-in storage. There is a double bedroom with a window overlooking the front elevation enjoying views. A second double bedroom provides a window to the front elevation along with a concealed shower and wash hand basin having a window to the side. A large bathroom comprises a shower, WC, bath and a wash handbasin along with an airing cupboard. Stairs from the landing area rise to the second floor providing further storage and doors off to two large double bedrooms both of which enjoy elevated countryside views.

## OUTSIDE

Enjoying mature gardens to the side and rear which borders onto open farmland with far reaching views, the garden is laid to lawn with mature shrubs, enclosed by a hedge boundary. From the garden there is access into the adjoining paddock. The driveway is located to the right hand side of the property providing private parking. In total the grounds extend to over an acre.

## SERVICES

We are advised that mains water and electricity are connected. Oil fired central heating and private drainage. Verification should be obtained by your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: E

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## TENURE

We are advised that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained from your solicitor.

## DIRECTIONS

Leaving Bridgnorth on the A442 towards Kidderminster. On entering Alveley turn right onto Daddlebrook Road and continue to the junction. At the junction turn right onto Vicarage Bank and continue for approximately a mile where Moor Farm House can be found on the left hand.

Offers Around £575,000

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.













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**BERRIMAN EATON**