



82 Haughton Cottages, Haughton, Bridgnorth, Shropshire, WV16 4RF

BERRIMAN
EATON





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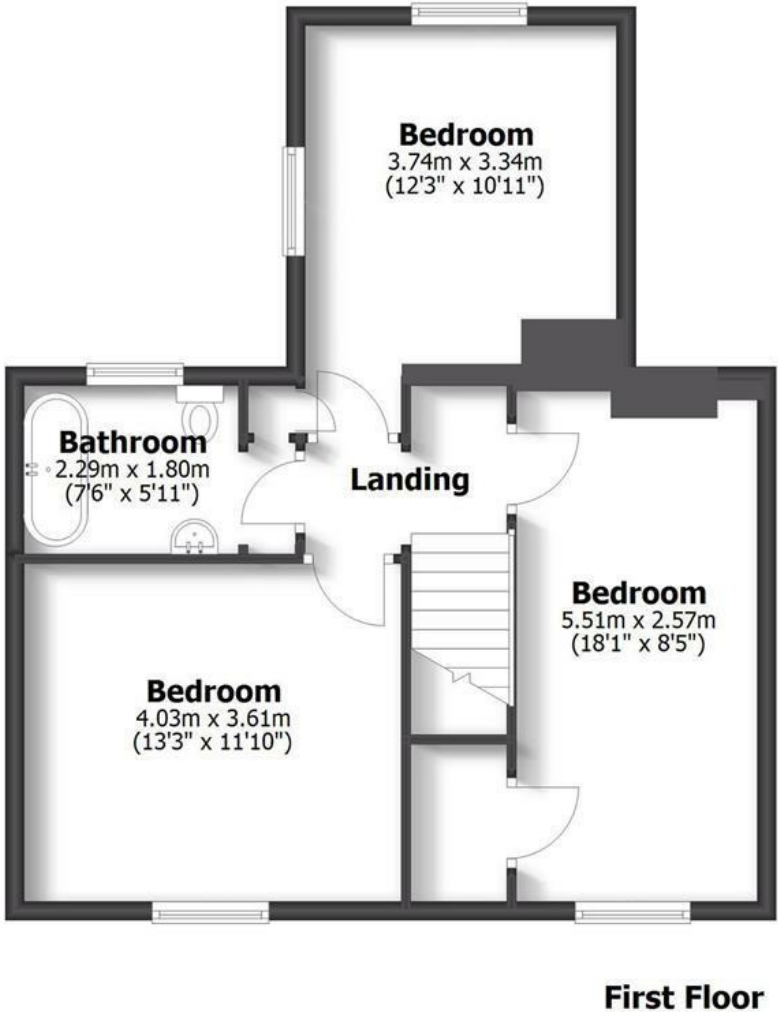
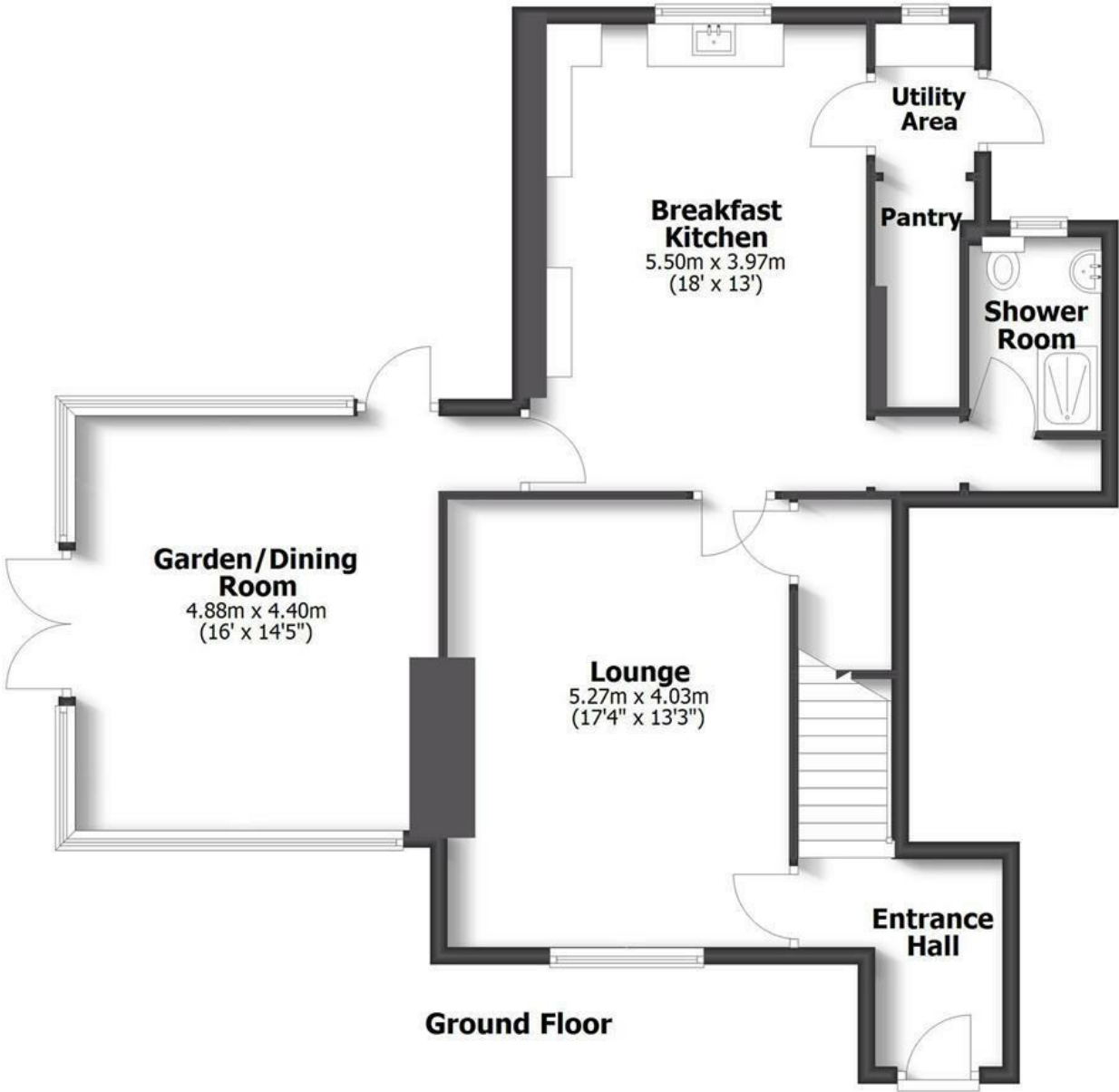
An attractive country cottage set within large mature gardens bordering farmland with far reaching views. The cottage has been extended providing an oak framed garden extension and three double bedrooms to the first floor.

Bridgnorth 2.5 miles - Much Wenlock 6.5 miles - Telford 12.5 miles - Wolverhampton 18.7 miles, Birmingham - 35.2 miles.
(All distances are approximate).

82 HAUGHTON COTTAGES
HAUGHTON, BRIDGNORTH

TOTAL: 143.1sq.m, 1,539.8sq.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

Haughton is a semi rural hamlet close to Morville Village where there is a primary school and popular pub. Located under 3 miles from the historic market town of Bridgnorth. The town is home to many historical places of interest and local attractions as well as offering an excellent range of facilities to include a local cinema and theatre along with a diverse selection of shops, hospital and healthcare services, schooling, restaurants, pubs and cafés. There are local weekend markets, an array of sports facilities and local events held throughout the year.

ACCOMMODATION

A gated footpath leads through the front garden to the entrance of this delightful cottage with a door opening into the hall. The hallway provides cloak and boot space along with stairs rising to the first floor. The spacious lounge features a traditional sash window with shutters and a fireplace housing a log burning stove. The extended breakfast kitchen is laid with flagstone flooring with some exposed beamwork, and includes base cupboards, ceramic sink and the provision for appliances. A useful utility room adjoins the kitchen, complete with a pantry, back door to the courtyard and garden beyond, and a convenient ground floor shower room. To the side off the kitchen is a large oak-framed garden room extending the living space further—currently used as a combined dining and sitting room. Windows and doors open out to the gardens providing a bright and welcoming area ideal for entertaining or quiet enjoyment.

Upstairs, the first floor landing gives access to three generous double bedrooms, all of which enjoy elevated views across the stunning Shropshire landscape. The family bathroom offers a freestanding bath, WC, wash hand basin, and built-in shelving for practical storage.

OUTSIDE

The well established gardens, extend to around 0.2 of an acre having been creatively landscaped to provide a variety of secluded seating areas, with winding pathways meandering through the terraces and lawned garden together with a gated vegetable patch and a selection of fruit trees. The gardens offer complete privacy providing a perfect tranquil space.

SERVICES

We are advised by our client that mains water and electricity are connected. Private drainage via a shared septic tank and LPG gas central heating. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD with a flying freehold with the adjoining property. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.

Tax Band: C.

www.mycounciltax.org.uk/content/index

VIEWING ARRANGEMENTS

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

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

From Bridgnorth head out via Salop Street onto the Wenlock Road. At the mini roundabout at the top of the hill turn right onto Church Lane and continue for approximately 2.4 miles where 82 Haughton Cottage can be found on the right handside.

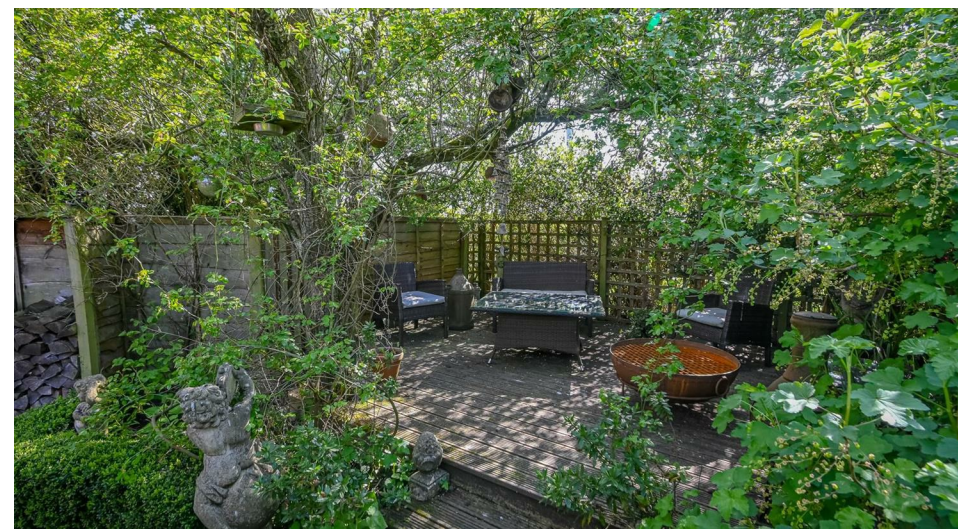
What3words - [///section.grumbling.novelists](https://www.what3words.com/section.grumbling.novelists)

Asking Price £475,000

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.







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