



2 The Grain Store, Glazeley, Bridgnorth, Shropshire, WV16 6AB

BERRIMAN  
EATON



## 2 The Grain Store, Glazeley, Bridgnorth, Shropshire, WV16 6AB

A brand new contemporary barn conversion, located on the outskirts of Bridgnorth town enjoying far reaching views to the front, along with gardens and a detached garage with a gated driveway.

Bridgnorth - 4 miles, Much Wenlock - 10 miles, Kidderminster - 14 miles, Ludlow - 19 miles, Shrewsbury - 22 miles, Telford - 15 miles, Wolverhampton - 17 miles, Birmingham - 29 miles.  
(All distances are approximate).

### LOCATION

Glazeley is a small hamlet close to Bridgnorth, with some of Shropshire's most beautiful countryside on its door step. The surrounding area is characterised by rolling farmland and wooded hillsides. The area provides great opportunities for walking, riding and other outdoor pursuits. The market town of Bridgnorth is located around 3 miles away which offers a good range of amenities to include a variety of shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

### ACCOMMODATION

2 The Grain Store offers modern country living boasting stunning views, landscaped gardens and a detached garage located just under 4 miles from the historic market town of Bridgnorth.

Approached via a gated driveway, steps lead down to the front terrace and the main entrance. The front door opens into a bright and spacious entrance hall, complete with a guest cloakroom/WC and a staircase rising to the first floor.

At the heart of the home lies a beautifully appointed open-plan dining kitchen, fitted with seamless base and wall cabinets, complemented by worktops and integrated appliances. These include an oven, microwave, ceramic hob with extractor, wine cooler, dishwasher, and fridge/freezer. A window and French doors provide a pleasant outlook and easy access to the rear garden. Adjacent to the kitchen is a separate utility room offering additional cupboard and worktop space, a sink, fitted washer/dryer and a cupboard housing the electric central heating boiler.

Extending from the kitchen is the stylish lounge area, flooded with natural light thanks to its dual aspect. A central feature fireplace adds a warm focal point, while further French doors open out to the front terrace.

The staircase rises to a light-filled landing, which also provides access to a loft space and features windows overlooking the front elevation.

The principal bedroom suite enjoys far-reaching views across open countryside to the rear and is complemented by a contemporary en-suite shower room, fitted with a modern white suite comprising a walk-in shower, WC, hand basin, and a heated towel rail. Two further double bedrooms complete the first floor along with a stylish house bathroom, featuring a panelled bath with shower over, WC, hand basin, and a heated towel rail—all finished with tasteful, modern fittings.

### OUTSIDE

The property is approached via a gated driveway providing ample private parking, along with a detached timber-framed garage and an adjoining store.

Steps lead down from the driveway to a landscaped front garden, laid to lawn and complemented by a patio terrace that leads to the main entrance.

The lawned garden continues around to the rear of the property, enclosed by traditional post and rail fencing and a mature hedge boundary that offers both privacy and a natural outlook to the rear with its far-reaching views over the surrounding countryside.

### SERVICES

We are advised by our client that mains water and electricity are connected. Electric boiler and drainage via a private pure water treatment plant by Kingspan. 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.

### COUNCIL TAX

Shropshire Council.  
Tax Band: TBC.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

From Bridgnorth proceed out on the B4363 passing through Oldbury. Continue on this road for approximately 3 miles where you will enter the hamlet of Glazeley. The entrance to the barns are located a short distance along on the left hand side, signposted Glazeley Farms.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£420,000

EPC: C

**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.



## 2 THE GRAIN STORE GLAZELEY, BRIDGNORTH

HOUSE: 109.8sq.m. 1,181.6sq.ft.  
GARAGE/STORE: 21.9sq.m. 235.6sq.ft.  
**TOTAL: 131.7sq.m. 1,417.2sq.ft.**

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





