



**Ebenezer House, Eardington, Bridgnorth, Shropshire, WV16 5JT**

BERRIMAN  
EATON





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This large detached barn conversion set behind a long driveway in the village of Eardington, includes an acre paddock that borders a bridle path with the Severn Valley Steam Railway passing by - quite an extraordinary feature. Just on the outskirts of the historic market town of Bridgnorth, this versatile property has 3/4 bedrooms with extensive ground floor space that includes a fully self contained living area. OPTION TO PURCHASE THE NEIGHBOURING COTTAGE.

Bridgnorth - 2 miles, Much Wenlock - 9 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Kidderminster - 15 miles, Telford - 14 miles, Birmingham 27 miles.

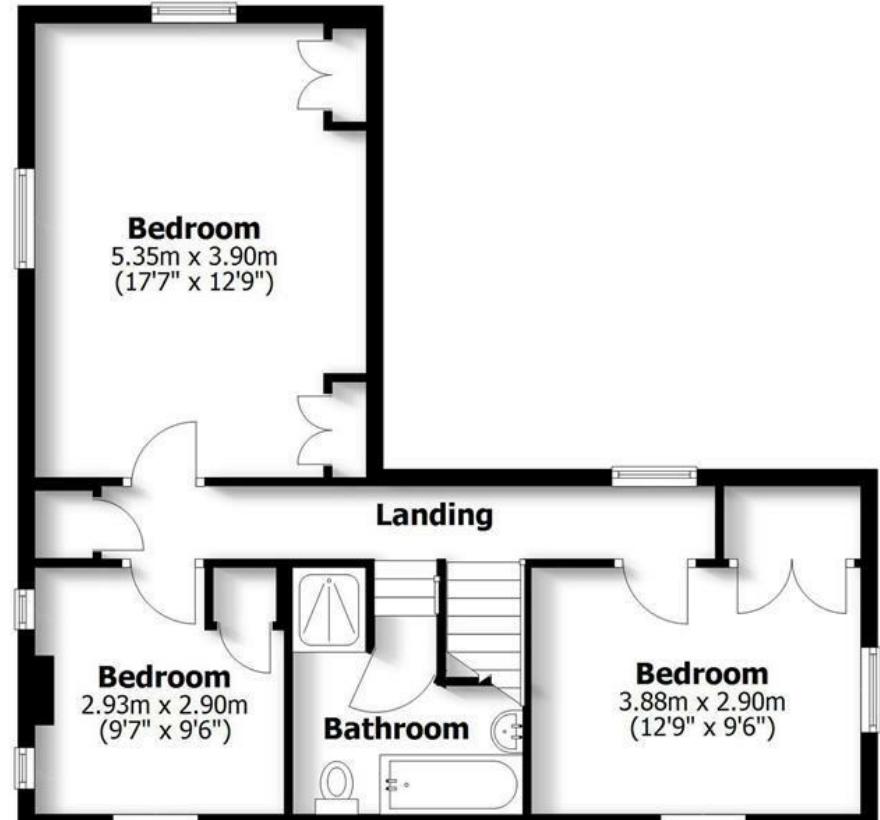
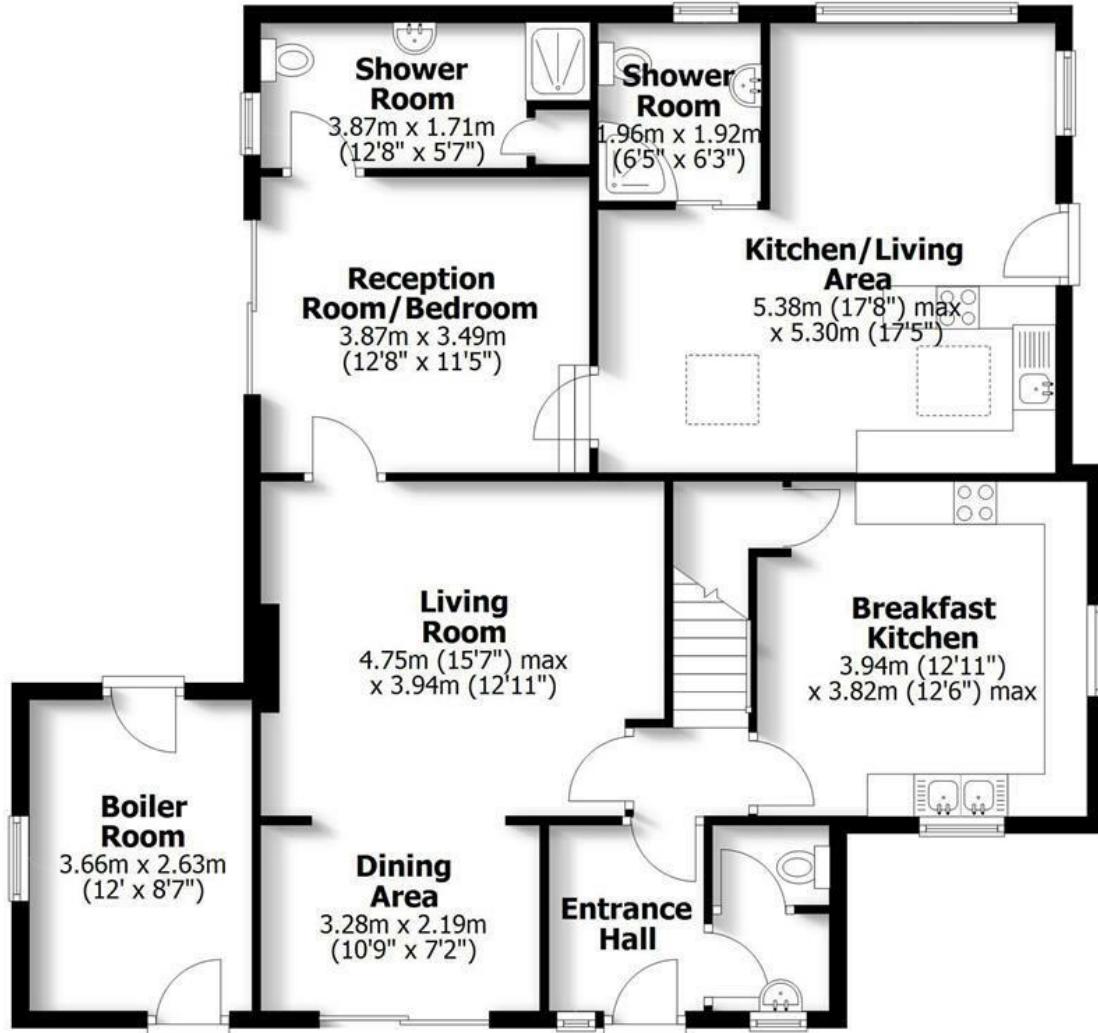
(All distances are approximate).

# EBENEZER HOUSE

EARDINGTON, BRIDGNORTH

**TOTAL: 172.8sq.m. 1,860.3sq.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 village of Eardington lies just 2 miles South of the market town of Bridgnorth along the B4555. The village offers a nature reserve, regular bus service and a village hall which hosts community events throughout the year. Of particular note the vintage Severn Valley Steam Railway runs through making this the ideal location for train enthusiasts. The village is surrounded by glorious Shropshire countryside enjoying an abundance of river and rail walks, riding and cycling routes.

## OVERVIEW

Formerly a barn to the Old Post Office, Ebenezer House was converted and extended to create large ground floor accommodation that was most recently used as a self-contained living area for visiting relatives with an interlinking door. The property enjoys large gardens, set well back from the road behind a long driveway. There is excellent parking and access to the paddock and rear garden.

## ACCOMMODATION

Upon entering the hall, there is a guest cloakroom and beyond stairs rise to the first floor. The extensive ground floor accommodation features a fitted breakfast kitchen, complete with a walk-in pantry and windows overlooking both the front and side elevations.

An open-plan, spacious lounge features a fireplace with an adjacent dining area enjoying sliding patio doors opening out to the front gardens. Adjoining the lounge is a versatile room that could serve as a ground floor bedroom or an additional reception room. This room benefits from an adjoining en-suite shower room.

To the rear, a self-contained living area offers flexible use—ideal for guest accommodation, business purposes, or other potential uses. This independent space includes an open-plan living, kitchen and sleeping area. A separate, modern shower room completes this area.

Upstairs, the first floor comprises three bedrooms, two of which are double in size, complete with ample storage, along with a fully fitted family bathroom.

## OUTSIDE

The property is approached via a long driveway that runs parallel to an intermittent stream meandering through the grounds. The extensive gardens feature a mature willow tree and a raised sun terrace, peacefully tucked away on the far side.

Side access leads to the large rear garden, which is predominantly laid to lawn and bordered by flowerbeds, mature trees, and established shrubs together with a brick built BBQ and a small orchard. The garden offers a high degree of privacy while still enjoying open views across the Severn Valley Railway and the picturesque countryside beyond.

## PADDOCK

Extending to approximately an acre, the adjoining paddock offers potential for grazing or hay production. It enjoys exceptional views of steam trains passing through Eardington on the scenic line between Bridgnorth and Kidderminster. This rare opportunity may also lend itself to the development of glamping pods—subject to the necessary planning permissions.

## PLEASE NOTE

Please note the property is being divided from the neighbouring Old Post Office - a Grade II Listed cottage that is being offered for sale separately (with its own private access and gardens) for the sum of £500,000.

## SERVICES

We are advised that mains water, drainage and electricity are connected. Oil fired central. Verification should be obtained via your Solicitor.

## TENURE

We are advised the property is FREEHOLD. Verification should be obtained through your Solicitor.

## LOCAL AUTHORITY

Shropshire Council.  
Tax Band: E.

## VIEWING ARRANGEMENTS

Strictly by appointment through the selling agents. Please contact the Bridgnorth Office.

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

On entering the 30MPH speed limit, continue through the village passing the gated 'Moat House' on the right where the entrance to Ebenezer House can be found just after the new build property on the left hand side. The property is set well back from the road behind a long driveway and foregarden.

Offers Around £695,000

EPC: D

**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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