



Castle Cliffe House 24 St. Marys Steps, Bridgnorth, Shropshire, WV16 4AQ

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# Castle Cliffe House 24 St. Marys Steps, Bridgnorth, Shropshire, WV16 4AQ

One of the Town's finest period houses with far reaching views, nestled into the hillside on St Mary's Steps, High Town. The large accommodation includes a basement level and gardens with the principal rooms enjoying the wide vista.

Telford - 13 miles, Shrewsbury - 21 miles, Kidderminster - 14 miles, Wolverhampton - 14 miles, Stourbridge - 14 miles, Birmingham - 27 miles.  
(All distances are approximate).

## LOCATION

Castle Cliffe House is a handsome period detached residence located in an elevated position within walking distance to the town centre and tourist attractions close to St Mary's Church. This very popular location provides a delightful selection of walks along the Castle Walk and gardens, through the pretty cottage lined streets that include old pubs, cafes, the Theatre on the Steps and down to the Severn Valley Steam Railway, Funicular Cliff Railway and River Severn. This historic market town provides an excellent range of facilities including, schools, Hospital, other medical practices, large selection of shops, eateries and sports facilities.

## DESCRIPTION

Castle Cliffe House stands in the Conservation Area below St Mary's Church originally dating back to the Georgian period from the 1730's with later Regency additions circa 1835. Its private setting and type is rare and the extensive family accommodation comprises over three storeys. In the basement there are a number of further rooms, ideal for storage or potential for gym/playroom/office. The property has been significantly improved whilst retaining the period character, revealing in many rooms the original wooden floor boards and an improved flow of accommodation.

## ACCOMMODATION

From the steps, a gated courtyard with views of the old bridge leads to the front door with the original door bell. Entering into the hall, there is a guest cloakroom, drawing room and dining room (with a wine cellar) that leads into the garden room, which has double patio doors opening directly onto the garden. Adjoining is the re-fitted breakfast kitchen with it's original dresser, its stunning bay window and door to the garden. These rooms enjoy high ceilings, some sash windows with shutters, an open fire in the drawing room and extensive southerly views across the valley.

An oak staircase leads to the first floor with an airing cupboard and three double bedrooms. One with an en-suite shower room and another with double French windows leading onto a roof garden, with extensive views both down the valley and up to St Mary's Church. The re-fitted house bathroom is spacious with a double ended freestanding bath, WC and hand basin, all bedrooms have a lovely outlook. The second floor comprises two further bedrooms and a small kitchenette similarly with extensive views.

## BASEMENT

Steps from the hall lead into the over 600sq.ft of basement rooms, one is plumbed for a utility with a sink unit and external door to the garden.

## OUTSIDE

There is side access from the front garden to the main gardens. The private walled garden has a sunny aspect from this elevated position and of course the far reaching views. Well stocked with a delight of mature trees and shrubs, this sheltered garden has meandering paths and patio areas for sun or shade. Residential parking is allocated on East Castle Street, with permits available from Shropshire County Council.

## SERVICES

We are advised all main services are connected. 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 [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS:

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

## DIRECTIONS:

Approaching on foot from East Castle Street, at St Mary's Church turn left down the steps onto Castle Walk, bearing right then left onto St Mary's steps where Castle Cliffe House is the second property on the right hand side.

### Tettenhall Office

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Asking Price  
£650,000

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.

**CASTLE CLIFFE HOUSE**  
**24 ST MARY'S STEPS, BRIDGNORTH**

HOUSE: 199.1sq.m. 2142.7sq.ft.  
 BASEMENT: 60.9sq.m. 655.5sq.ft.  
**TOTAL: 260.0sq.m. 2,798.2sq.ft.**

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













