



# DOWN COTTAGE

THE DOWN | SHROPSHIRE







## **DOWN COTTAGE | THE DOWN | BRIDGNORTH | SHROPSHIRE | WV16 6UA**

A superb country residence occupying an elevated position with stunning far reaching views, beautiful landscaped gardens, a range of versatile outbuildings and paddock. Grounds extending to approximately 3.23 acres.

Bridgnorth - 3 miles, Ludlow - 14 miles, Kidderminster - 17 miles, Shrewsbury - 23 miles, Telford - 16 miles, Wolverhampton - 19 miles, Birmingham - 32 miles.  
(All distances are approximate)





## LOCATION

Only three miles from the Historic market town of Bridgnorth, this rural location lies near to Ludlow, Much Wenlock and Shrewsbury. Although Bridgnorth offers a full range of amenities, the West Midlands conurbation is an easy commute to many major centres and Euston via Wolverhampton Station Approx 1hr48mins. The area has an excellent choice of independent schools, whilst locally there is good primary and secondary state schools. The surrounding area is highly regarded for its outstanding natural beauty and rolling hills with views from the house extending to the Worcestershire Clent Hills.



## DESCRIPTION

Having been restored and improved over the last thirty years, Down Cottage provides a wonderful family home of generous proportions with immaculately presented landscaped gardens, detached double garage with a room above, large brick built storeroom/workshop (offering possible annex) and paddock extending to approximately 3.23 acres in total. Down Cottage enjoys a southerly front aspect with many of the reception rooms and bedrooms appreciating the superb views over the grounds and countryside beyond. The position is elevated and private whilst only a short drive to access the local facilities and eateries.



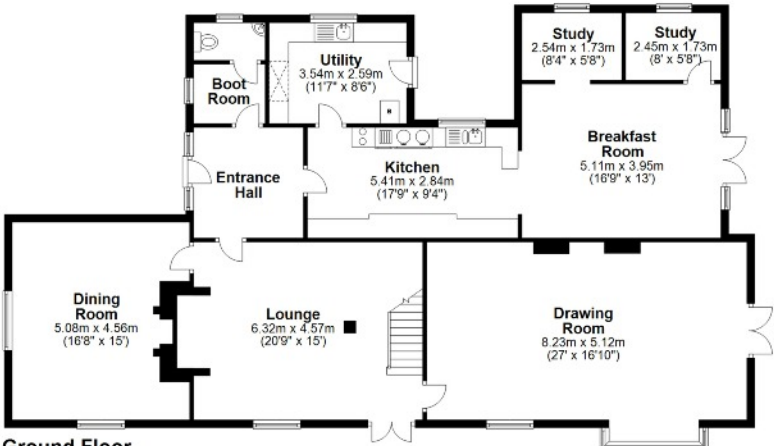




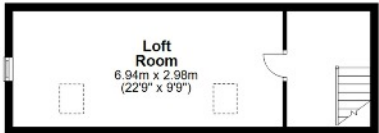
# **THE DOWN COTTAGE** **THE DOWN, BRIDGNORTH**



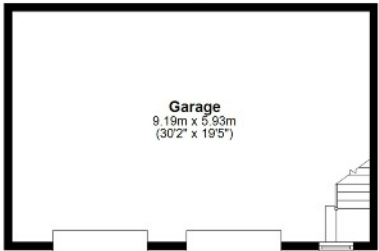
First Floor



Ground Floor



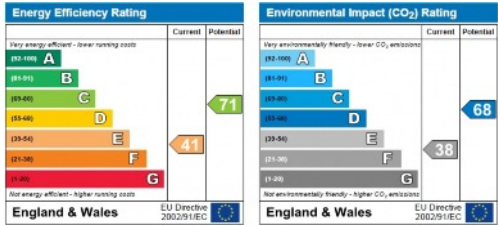
Garage Loft Room



Garage & Outbuildings



HOUSE: 297.4sq.m. 3201sq.ft.  
 GARAGE & OUTBUILDINGS: 111.8sq.m. 1204sq.ft.  
**TOTAL: 409.2sq.m. 4405sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**DOWN COTTAGE**  
 BRIDGNORTH



## ACCOMMODATION

Entering the property via a large solid oak door into the reception hall, with a useful boot room and guest cloakroom off. The kitchen is fitted with a range of bespoke oak units and granite work tops incorporating an oven, microwave, larder cupboard, dishwasher, ceramic hob, inset sink unit and four oven AGA with warming draw. Leading off the kitchen is a utility, breakfast room and two studies. The three large principal reception rooms are all positioned to the front, benefitting from the rural outlook with the lounge having an inset log burner.

Stairs from the lounge rise to the first floor landing. The master bedroom offers a range of fitted bedroom furniture and a good sized en-suite bathroom. There are a further four double bedrooms and two bath/shower rooms.

## OUTSIDE

Down Cottage is accessed off a private track with a recently paved driveway with a feature turning circle, detached double garage and access to a large store/workshop. The garage has two remote roller shutter doors with a staircase rising to the first floor providing excellent storage or the potential for a home office or annex accommodation subject to the necessary local planning permissions. The detached store/workshop is fully insulated with sky lights and pedestrian front and rear access. This is currently being as a workshop but also offers the versatility to convert subject to the necessary local planning permissions.

The formal gardens are mainly laid to the lawn to the front and extend to the side with paved seating terraces to the front and rear aspects enjoying the picturesque views. The lawn extends to the front boundary with a paddock that adjoins open fields providing stunning views across the surrounding rolling countryside. The gardens have been thoughtfully laid out and incorporate an ornamental pond, private terraces, rockery and beautiful walkways through the gardens with mature trees and flowering borders. A former brick pig sty offers further storage space with great potential for an outdoor BBQ/ bar area for entertainment during the summer months. The grounds in total extend to around 3.23 acres



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

**TENURE** We are advised that the property is Freehold. Verification should be obtained by your solicitors.

**FIXTURES AND FITTINGS** By separate negotiation.

**LOCAL AUTHORITY** Shropshire County Council. Tax Band E

**VIEWING** Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

**DIRECTIONS** Leave Bridgnorth on the Ludlow Road (B4364). At the following Island, continue straight over onto the B4364 towards Ludlow passing the Punch Bowl and The Down Restaurant/public Houses. The entrance to Down Cottage is the second track after The Down Restaurant located on the right hand side. Continue up the track and Down Cottage is the first driveway on the right.

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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