



12 Church Hill
Ironbridge | Telford | Shropshire | TF8 7PW

FINE & COUNTRY

12 CHURCH HILL

This beautifully refurbished three-bedroom 19th-century detached cottage on the highly sought-after Church Hill boasts stunning period details, modern conveniences, and picturesque views of the Iron Bridge.

IVY COTTAGE

12



KEY FEATURES

This beautifully refurbished 19th-century detached cottage on Church Hill features stunning period details, including sash windows, cast-iron fireplaces, and blue butterfly granite kitchen work surfaces. With three bedrooms, a lovely living room with views of the Iron Bridge, and a south-facing sun terrace, this exquisite home combines historical charm with modern convenience, including full central heating and rewiring and a new boiler installed early 2024. Located in the heart of Ironbridge, a premier tourist destination steeped in industrial heritage, this property offers two parking permits and negotiable furniture. Internal inspection is essential.









KEY FEATURES

Local research indicates that Grade II listed detached Ivy Cottage dates from the early 19th century and has a rich history, having been occupied by several prominent members of the local community. It has recently been redecorated and refurbished by a professional interior designer, retaining many beautiful period features such as sash windows and cast-iron fireplaces.

The stunning breakfast kitchen is fitted with rare blue butterfly granite work surfaces, and each room is beautifully furnished to match the high standard of finish throughout the home. The property also boasts full central heating and has been rewired for modern convenience. Internal inspection is essential to fully appreciate this exquisite home. The cottage also benefits from two parking permits. The furniture may be available by separate negotiation.

A lovely door leads into the living room, which features a front sash window offering a view of the Iron Bridge. The room is further enhanced by a ceiling beam, a feature stained glass window, a beautiful fireplace, and desirable flagstone flooring. An archway with a door leads to the dining room, which also has a front sash window, a charming fireplace with an attractive surround, useful under-stairs space, and flagstone flooring.

A beautifully fitted kitchen with front and side windows features distressed cottage-style units and blue butterfly granite work surfaces. It includes a range with electric cooker, induction hob, a Belfast sink, an integral fridge freezer and dishwasher, and flagstone flooring. On this floor, there is also access to a utility room, which has a range of attractive distressed cottage-style units, a granite work surface, appliance spaces, and a door leading to the outside.

Moving to the first floor, you are met by a landing that leads to the first bedroom, which features a sash window with a view over The Gorge, a cupboard, and a cast-iron fireplace. The second and third bedrooms also have sash windows to the front, with the second bedroom including a cast-iron fireplace. The shower room includes a side sash window, spotlights, a lovely Heritage suite with a pedestal wash hand basin, a high cistern WC, a shower, tiled splashbacks, a heated towel rail, and tiled flooring.



SELLER INSIGHT

“ Back in 2018, having left France where we had lived for 6 years, it was a difficult decision to actually think where we would like to move to on our return,” say the current owners of 12 Church Hill in Shropshire. “Although we were originally from Kent, we met many people in France who lived in Shropshire. This was a county we barely knew existed and so decided to visit friends for a long weekend there. This weekend turned into two weeks which then turned into us renting in Shropshire for a year to try to find our next home.”

“We loved Ironbridge and spent a long time waiting for the ideal property to come up for sale,” the owners continue. “Then we came across Ivy Cottage, which was just what we were looking for: a 200-year-old detached three-bedroom cottage on the beautiful Church Hill, overlooking the Ironbridge itself. Being a UNESCO heritage site, the location suited our lifestyle, and with a huge range of restaurants, pubs and artisan shops we were overjoyed to become residents.”

“Our first impressions of the cottage itself were just how pretty it really was,” say the owners, “with its wrought iron railings and a lovely area outside the kitchen where we could sit in the morning with our coffee and watch the sun go down in the evening with a glass of wine. There is a raised area behind the house with table and chairs and a view of the whole gorge and the River Severn. The outdoor space was perfect for us in size, as we didn’t want a large garden due to our travels.

This is a perfect home for a flexible lifestyle, whether living here full time or as a holiday home. It would also make a lucrative investment property for renting out to holidaymakers, with B&B prices at a premium in such an all-year-round tourist spot. This really is going to be a very hard place to leave, but we have a business opportunity that is taking us elsewhere.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















KEY FEATURES

The property grounds start with steps leading up to the entrance, adorned with charming cast-iron railings that feature a sunlit seating area at the front. Around the side, there is access to a utility room and a convenient outside brick store with a pitched roof. Additional steps lead up to a raised south-facing sun terrace, offering picturesque views of the countryside and town.





INFORMATION

The Area:

Church Hill comprises a pleasant mix of various period properties in a central position, running up from the end of High Street.

Ironbridge is a renowned and historic area nestled in The Severn Gorge, forming one of the most striking and distinctive landscapes in England. The charming town centre adjoins the River Severn and the slopes of The Gorge, offering a delightful mix of imposing detached period residences and charming cottages up the hillside. This remarkable area was at the heart of the Industrial Revolution and gained world fame in 1779 when the world's first iron bridge was constructed over the River Severn, giving the town its name.

Steeped in industrial heritage, Ironbridge features local museums that are part of the World Heritage Site and is now recognised as a premier tourist destination. Approximately five miles to the north lies Telford town centre, offering an excellent range of shopping and recreational facilities, as well as a railway station and access to the M54.

Directions

Proceed up Church Hill from the end of High Street for approximately 50 yards. You will find the property on the right side, just before the church, marked by our Fine and Country for sale board.

Tenure: Freehold | EPC: E | Council Tax Band: D

Utilities

The property is understood to have mains gas, electric and water.

Parking: 2 Parking Permits

Broadband: We advise you check with your provider.

Mobile Coverage: We advise you check with your provider.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Monday – Friday 9AM to 6PM

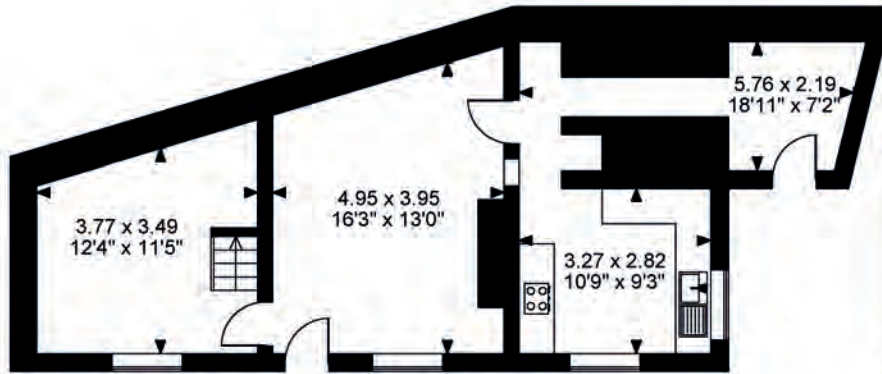
Saturday 9AM-4PM

Sundays: By Appointment Only

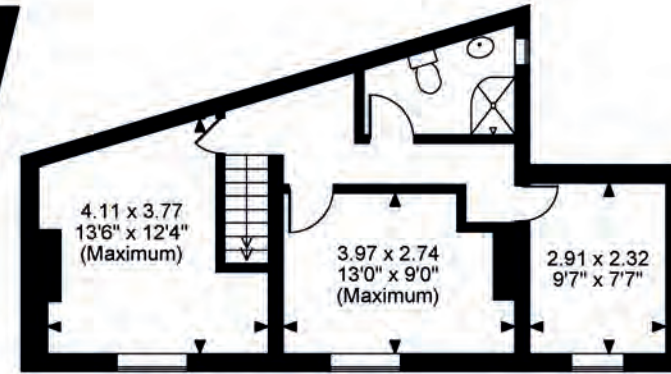
Church Hill, Ironbridge, Telford
Approximate Gross Internal Area
Main House = 1062 Sq Ft/99 Sq M
Outbuilding = 16 Sq Ft/2 Sq M
Total = 1078 Sq Ft/101 Sq M



Outbuilding/Shed
1.48 x 1.03
4'10" x 3'5"



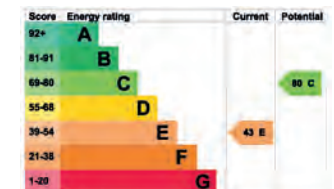
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Tenure: Freehold
 Council Tax Band: E



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



SAMUEL PATRICK

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I hope to bring a profound understanding and a genuine passion for the local property market, attributes honed from growing up in the region. My entry into the world of estate agency was sparked by my family's legacy in the industry, notably my grandfather, who worked as a property consultant and instilled my love for the field. My deep knowledge and fervour for estate agency make me optimistic about the significant contributions I hope to bring to our team as we aim to grow our footprint in Shropshire and beyond.

I take pride in my extensive regional expertise, combined with a proactive and enthusiastic approach to property sales. I am committed to delivering first-class customer service and ensuring your property receives the best possible marketing and exposure.

THE FINE & COUNTRY
FOUNDATION

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