

**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Ivy House, Broad Lanes, Alveley, Bridgnorth, WV15 6EG

**£500,000 Guide  
Price**

To view this property please call us on **01743 236 800** Ref: C7494/SL/lrd

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# Ivy House provides an exciting potential opportunity to acquire a detached, three bedroomed cottage, set in extensive gardens and grounds, extending in total to approximately 5.5 acres. Contact the agents to learn more.

The cottage is in need of complete modernisation and improvement and is capable of an attractive layout. The property has the potential to be extended and completely re-developed. Briefly comprises: entrance porch, cloakroom, living room, dining room and kitchen to the ground floor; three bedrooms and bathroom to the first floor. Double garage, workshop and extensive gardens.

The property is set in the heart of the Shropshire countryside with unparalleled views over neighbouring fields and is situated some five miles from the historic town of Bridgnorth, providing many fashionable shops and restaurants, cultural attractions and a number of small side streets with historic buildings.

Bridgnorth is readily accessible for the national motorway network via the M54 with direct trains from Wolverhampton to Euston in under two hours. Birmingham Airport is approximately one hour away.



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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

### SITTING ROOM

12'2" x 11'9" (3.71m x 3.58m)

Window to front

Fireplace

### DINING ROOM

12'2" x 11'0" (3.71m x 3.35m)

Under stairs storage

### KITCHEN

10'0" x 11'0" (3.05m x 3.35m)

Windows to side and rear

### REAR HALL

With cloakroom

STAIRCASE rises from the dining room to the FIRST FLOOR LANDING

### BEDROOM 1

6'7" x 11'0" (2.00m x 3.35m)

### BEDROOM 2

12'2" x 6'7" (3.71m x 2.00m)

### BEDROOM 3

10'0" x 7'6" (3.05m x 2.29m)

### BATHROOM

### OUTSIDE THE PROPERTY

### DOUBLE GARAGE

With adjoining:

### WORKSHOP

The property is approached through a farm gate with a Tarmacadam drive and forecourt providing parking. The gardens are laid predominantly to lawn with a selection of established shrubs and trees.

There is a large adjoining field and the whole extends to approximately 5.5 acres.



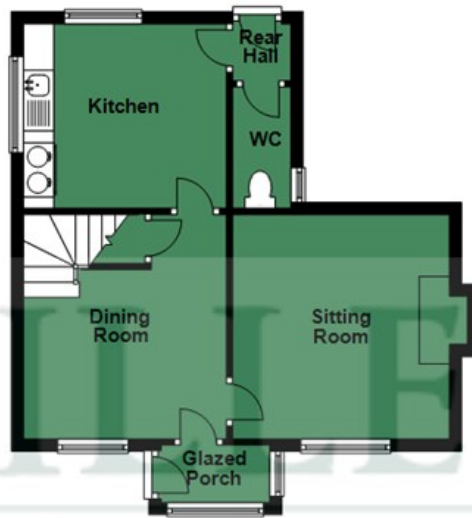




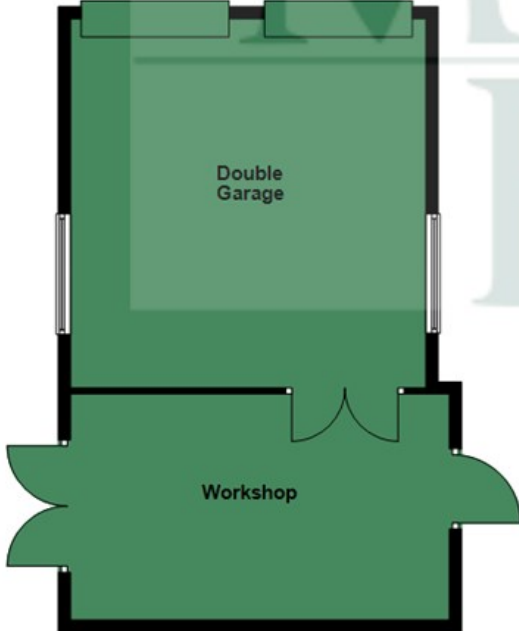


FLOOR PLANS ...

**Ground Floor**  
Approx. 1093.3 sq. feet



**First Floor**  
Approx. 436.4 sq. feet



Total area: approx. 1529.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Bridgnorth on the Stourbridge Road. Continue for approximately five miles, eventually turning right with a clear sign to The Stables Cafe. Continue along this road for a short distance, turning left and the property will be found after a further distance on the right hand side. What three words: CHOP. ANIMALS. SUPPOSING. This will take you directly to the property.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	23	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ivy House, Broad Lanes, Six Ashes, Bridgnorth, Shropshire, WV15 6EG



Promap

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### SERVICES

We understand that mains electricity is connected. Water is supplied by a well, mains water is available in the road adjacent to Ivy House. Septic tank drainage.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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