

Bron Hafren, 14 Hillside, Ironbridge, Shropshire, TF8 7QU



Distinctive late Victorian detached house in pleasant "tucked away location" with lovely views to the Ironbridge Gorge, hall, three receptions, kitchen, cloakroom/wc, utility, cellar, four bedrooms, bathroom, en-suite shower room, good sized attic room, parking for several vehicles, lovely large garden plot, including orchard with secure brick stable/storage.

Price Guide: £449,950

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Ironbridge In 1779 the world's first iron bridge was constructed over the River Severn and the area is recognised as a UNESCO World Heritage Site and conservation area. Ironbridge itself is a charming town with many tea shops, cafés and museums and provides a wonderful mix of imposing detached properties alongside delightful cottages. The town is beautifully situated in the heart of The Gorge with the river Severn running alongside and remains a popular place both to live and visit.

Ironbridge is a little over five miles from Telford town centre with its excellent range of facilities and amenities including Shopping Centre, Ice Rink, Parks, Cinema and transport links via the railway and the M54 motorway.

Location



Services: All mains services are connected

Local Authority: Telford & Wrekin

Council Tax: Understood to be Band E

Viewings: Strictly by appointment through the agents

View on Google Earth at 52°37'42"N 2°28'47"W

Accommodation

Ground Floor

Outer door to:

Entrance Hallway



With feature clay tiled/Maws tiled flooring, ceiling cornice, built-in cloaks cupboard, stairs to first floor.

Lounge



A lovely entertaining room having bay window to the front with views across the garden to the Ironbridge Gorge, polished timber fire surround with marble inset and hearth, and space for electric fire, ceiling cornice.

Dining Room



Beamed ceiling, tiled floor, high level glazed window.

Family Room



Having range of built-in storage cupboards and book shelving, external door, glazed window overlooking stone gravelled garden area.

Cloakroom /wc

Low level wc, pedestal wash hand basin, tiled floor.

Utility Room

Converted from the cellar, high vaulted ceiling,

worktop, plumbing for washing machine, access door to:

Main Cellar

Again with high vaulted ceiling, light, ideal for storage.

Kitchen



With range of base and wall cupboards with marble effect worktops, inset double bowl single drainer stainless steel sink unit plus mixer tap, plumbing for washing machine, Hotpoint double stainless steel electric oven with gas hob, sash window to front providing lovely views across to the Ironbridge Gorge.

First Floor

Galleried landing area/airing cupboard.

Bedroom One

Original cast iron fireplace, high ceiling, sash window to front with fine views.

En-suite

With shower and wash hand basin.

Bedroom Two



L-shaped, built-in wardrobes with cupboards above, sash window again with views to the front.

Bedroom Three

Built-in wardrobe, cast iron fireplace, sash window with pleasant views.

Bedroom Four

A good sized fourth bedroom, sash windows.

Note: a pull-down ladder from landing gives access to a Large Attic Room with light & power, capable of

conversion into an additional bedroom with en-suite if required.

Bathroom/w.c

Part-tiled, panelled bath with mixer shower, low level wc, vanity wash hand basin, frosted windows.

Outside

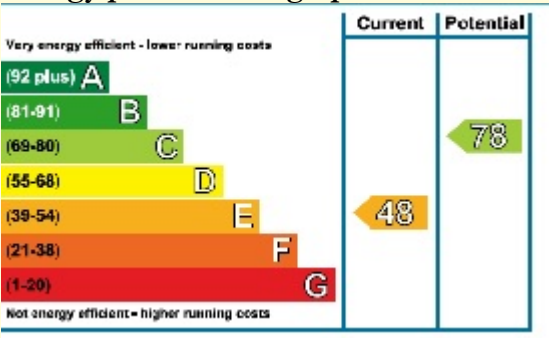
Parking A particular feature to Bron Hafren is the large concrete/stone gravelled area which provides parking for several vehicles. Approx. 940 sq.ft.

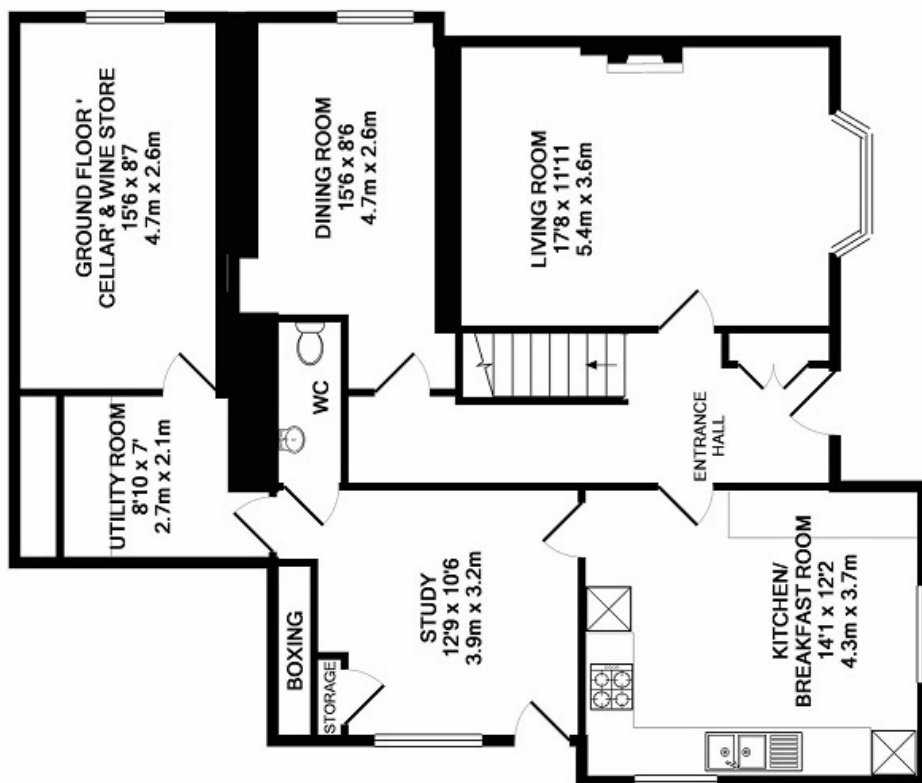
Gardens

Of excellent size and landscaped with well-maintained lawn, stone gravelled pathways and raised patio seating areas, additional section of natural garden and orchard with fine views across the Ironbridge Gorge. There is useful exterior lighting and a timber garden shed is included in the sale.

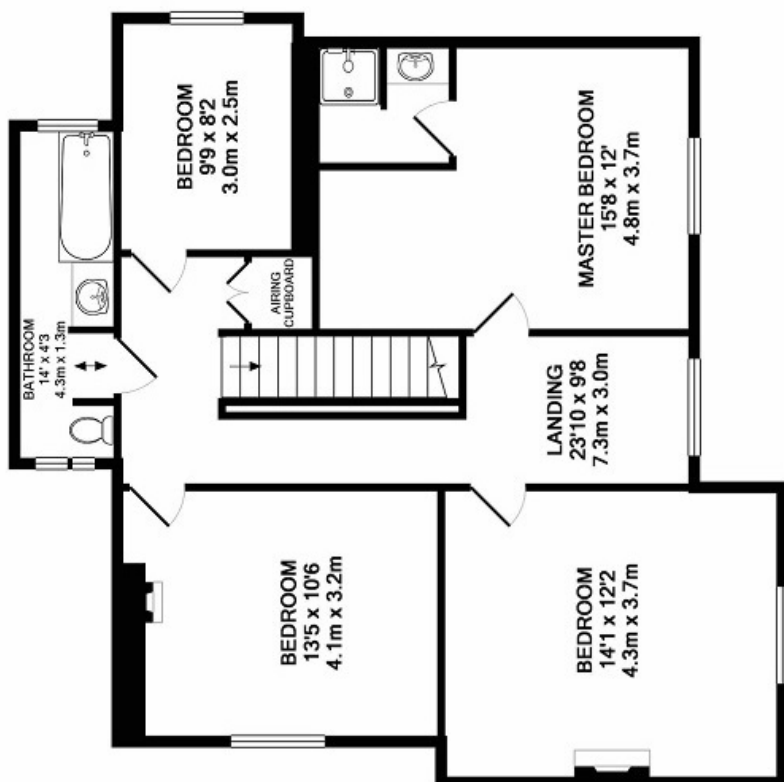


Energy performance graph





GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1757 SQ.FT. (163.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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