



Worthington Cottage, 24 Village Road, Norton, Shifnal, TF11 9ED



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A beautifully restored Grade II Listed thatched cottage, sympathetically extended to provide well appointed accommodation while preserving its original charm and character. The property offers four bedrooms, two bath/shower rooms, a spacious breakfast kitchen, and three inviting reception rooms.

Set within just under a third of an acre, the mature landscaped gardens feature an elegant oak-framed summer house and a large external store.

Telford - 6 miles, Bridgnorth - 7 miles, Kidderminster - 19 miles, Wolverhampton - 19 miles, Birmingham - 36 miles, M54 7 miles (All distances are approximate)

### LOCATION

Norton lies on the edge of the Apley Estate above the River Severn with a nearby Farm shop and close to the World Heritage Site of Ironbridge. This is a small village on the A442, which is a most accessible and convenient location for the West Midlands and motorway network or Telford Central Railway Station around 7 miles with regular services to Birmingham International (Airport) and London Euston (1hr 50mins from Wolverhampton station). Regional airports are Birmingham, Manchester and East Midlands. There is an excellent choice of independent and state schools including Old Hall, Birchfield, Wrekin College, Prestfelde, Shrewsbury School, The Wolverhampton Grammar, Adams Grammar and Newport Girls High. The area has a large range of recreational activities including a high standard of Golf Courses, indoor and outdoor tennis, ice-skating, rowing, cricket, swimming and rugby. From Stockton there are numerous footpaths and bridleways.

### ACCOMMODATION

On entering the property, the front door opens into a stylish oak framed entrance porch, offering excellent coat and boot storage, a tiled floor, and full-height windows overlooking the garden. A door leads through to the breakfast kitchen, fitted with bespoke cabinetry, wood worktops, an inset ceramic sink, breakfast bar, and a beamed ceiling. Windows provide views to both the front and rear elevations. The tiled flooring continues into the living room, which features a beamed ceiling and two characterful fireplaces, one of which houses a cast iron gas burner and a turning oak staircase rising to the first floor. From the living room, a private dining area enjoys a beamed ceiling and dual aspect windows. There is also access to a convenient guest cloakroom/WC. A full height glazed door opens into the impressive garden room. This wonderful sitting space provides a triple aspect, with bi-folding doors opening onto the terrace and gardens beyond, seamlessly blending indoor and outdoor living.

The oak staircase ascends to the first floor landing, which provides access to the bedrooms and bathroom. The principal double bedroom has been designed with a vaulted ceiling and full height oak framed glazed windows, creating a beautiful feature and offering views over the garden. Its private en-suite is fitted with a classic contemporary suite comprising a hand basin, WC and walk-in tiled shower illuminated by a skylight.

There are three further bedrooms, all served by a family bathroom, superbly appointed with a hand basin, WC, free-standing bath and corner shower.

### OUTSIDE

Worthington Cottage is set back from the lane and approached via a driveway with gated access leading into mature gardens extending to just under a third of an acre. Within the grounds is a large, secure timber outbuilding currently utilised as a gym, along with an attractive oak-framed summer house laid with flagstone flooring and fitted with lighting and power; ideal for entertaining, hobbies, or use as a home office.

The gardens are predominantly lawned, complemented by both patio and decked terraces, and enclosed by fencing and established hedging, offering a private setting.

### SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. 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.  
Tax Band: D.

### FIXTURES AND FITTINGS

By separate negotiation.

### VIEWING ARRANGEMENTS

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

### DIRECTIONS

From Bridgnorth proceed out towards Telford on the A442. Proceed for approximately six miles passing Apley Farm Shop and entering into the village of Norton. After a short distance turn right into Village Road where Worthington Cottage can be found on the left hand side.

#### Tettenhall Office

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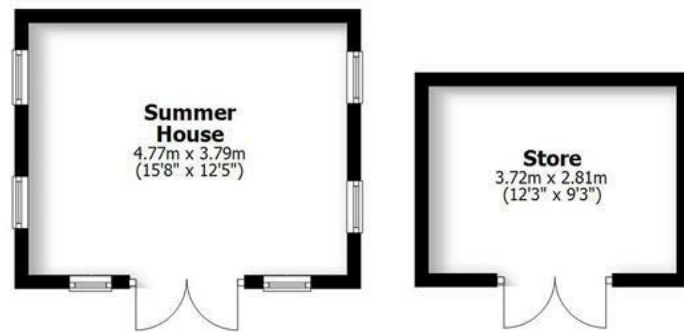
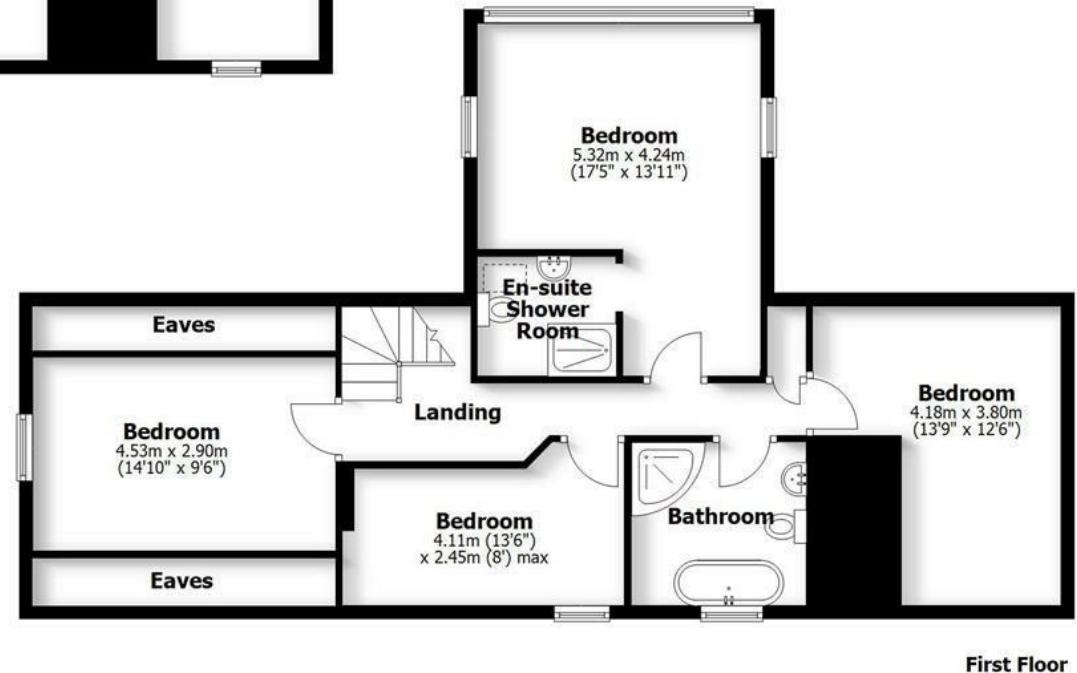
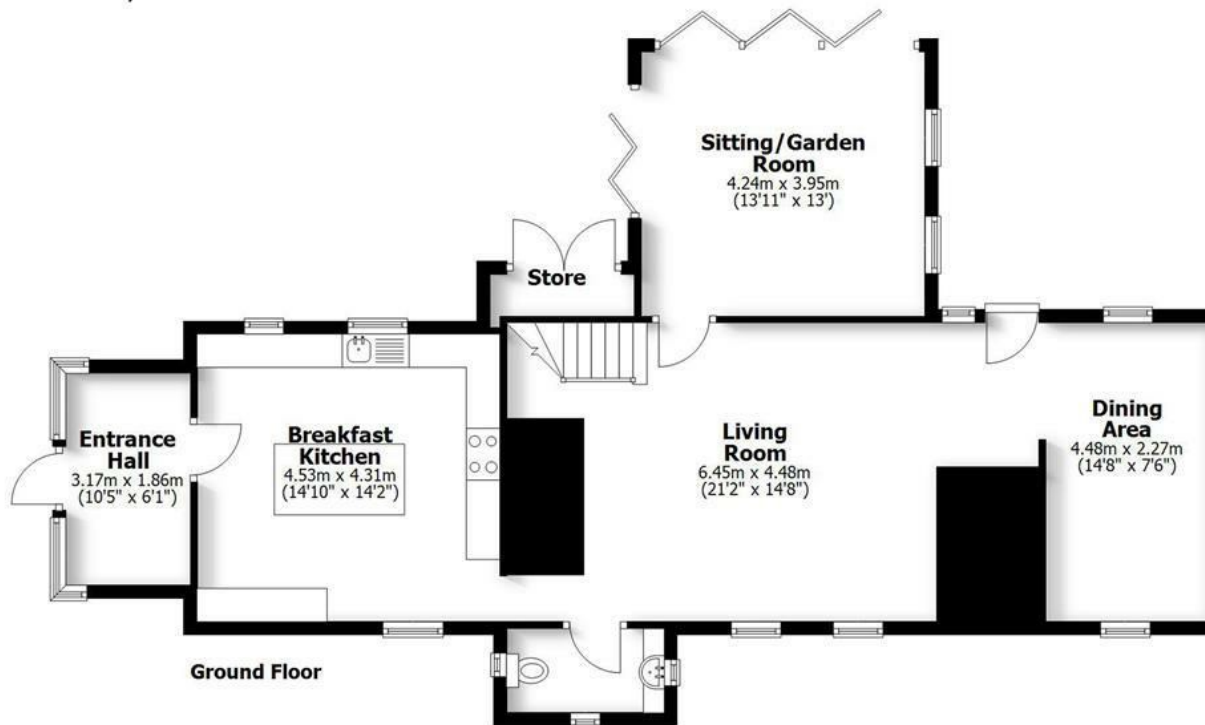
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

**24 VILLAGE ROAD**  
**NORTON, SHIFNAL**

HOUSE: 171.8sq.m. 1,849.8sq.ft.  
OUTBUILDINGS: 28.5sq.m. 307.3sq.ft.  
**TOTAL: 200.3sq.m.2,157.1sq.ft.**

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



**Outbuildings**











