



Grange Farm Court, Bridgnorth WV16 5JT

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## Grange Farm Court, Bridgnorth WV16 5JT

This beautifully presented four bedroom barn conversion has been modernised throughout and is enveloped in surrounding countryside and further benefits from being offered with no upward chain, in brief the property comprises of; welcoming entrance porch, spacious snug with floor to ceiling windows creating an abundance of natural light and bi folding doors overlooking the rear garden, boot room with fitted storage and bench seating, guest WC, opening to a bespoke modern fitted kitchen breakfast room featuring a range of integrated appliances and centre island with overhang seating, practical utility room with useful storage and a spacious family room with feature log burning stove. Continuing upstairs the gallery landing provides access to the primary bedroom featuring a luxury en suite with both walk in shower and seperate freestanding bath, guest bedroom with built in and bespoke fitted wardrobes, two further good size bedrooms and a stylish family shower room. Outside the property offers an in and out chipping stone driveway with electric gates to the rear, double garage with loft ladders leading to a full height boarded loft space with exposed oak beams and mature rear garden with raised beds, patio area with pizza oven, lawn with shrub borders, decked seating area with pergola and wisteria. Occupying an envious position with the Severn Valley Railway running alongside and direct access to pretty market Town Bridgnorth, prospective purchasers have the luxury of an array of amenities for convenience whilst effortlessly falling alongside nearby country trails.





### **Front of the Property**

With double gates to front providing access to a large chipping stone in and out driveway, mature shrub borders, outdoor lighting, vaulted storm porch with double glazed door to front, double garage and access to electric gates to rear.

### **Porch**

This open porch has recessed spotlights and a double glazed door to front.

### **Snug**

13'5" x 18'0"

With a double glazed door to front, doors leading to various rooms, vaulted ceilings with exposed beams, floor to ceiling windows with bi fold doors to the rear garden, oak staircase leading to the first floor landing, tiled underfloor heating and recessed spotlights.

### **Boot Room**

6'9" x 6'3"

With a door leading from the snug, bespoke fitted storage with bench seating, double glazed windows to front and side, tiled underfloor heating and door leading to WC.

### **WC**

6'1" x 4'10"

With a door leading from the boot room, tiled floor with underfloor heating, WC set into vanity unit, wash hand basin, extractor fan and recessed spotlights.

### **Family Room**

17'6" x 20'7"

With a door leading from the snug, feature log burning stove, double glazed window to rear, double glazed door to side, underfloor heating and recessed spotlights.



### **Kitchen Dining Room**

20'11" max x 15'1" max

With an opening from the snug, tiled underfloor heating, this bespoke handmade kitchen features a range of fitted wall and base units, granite worksurfaces over with matching upstands, plinth lights, integrated double oven with warming draw, centre island with overhang seating, inset sink and drainer with hot water tap, integrated dishwasher, microwave and wine cooler, space for american style fridge freezer, induction hob with splash back and stainless steel cooker hood above, opening to dining area, door to utility room, double glazed door to garden and recessed spotlights.

### **Utility Room**

9'1" x 5'7"

With a door leading from the dining area, fitted wall and base units, worksurfaces over with matching upstands, tiled splash back, bespoke fitted bench seat and storage, plumbing for washing machine, space for tumble dryer, Belfast sink, feature door to garden and recessed spotlights.

### **Gallery Landing**

With stairs leading from the snug, doors leading to various rooms, exposed beams, recessed spotlights and a central heating radiator.

### **Primary Bedroom**

17'6" x 13'6"

With a door leading from the landing, double glazed sky light windows to rear, double glazed window to side, exposed beams, door leading to en suite and a central heating radiator.

### **En Suite**

17'6" x 6'9"

With a door leading from the bedroom, tiled floor, part tiled walls, walk in shower cubicle with waterfall shower over, exposed beams, floating vanity unit, double sink set into vanity unit, WC set into vanity unit, freestanding bath, double glazed sky light window to front, towel rail, vertical central heating radiator and recessed spotlights.

### **Bedroom Two**

15'2" x 13'3"

With a door leading from the landing, exposed beams., bespoke fitted and built in wardrobes, double glazed sky light windows to rear and a central heating radiator.



**Bedroom Three**

15'2" x 6'11"

With a door leading from the landing, exposed beams, double glazed sky light window to front, built in wardrobe and a central heating radiator.

**Bedroom Four**

10'6" x 6'9"

With a door leading from the landing, exposed beams, double glazed skylight window to front, bespoke fitted wardrobes and a central heating radiator.

**Shower Room**

8'0" x 6'9"

With a door leading from the landing, tiled floor and walls, WC, wash hand basin set into vanity unit, walk in shower cubicle with waterfall shower over and seperate shower attachment, double glazed sky light window to front, exposed beam, recessed spotlights, extractor fan and a chrome heated towel rail.

**Garden**

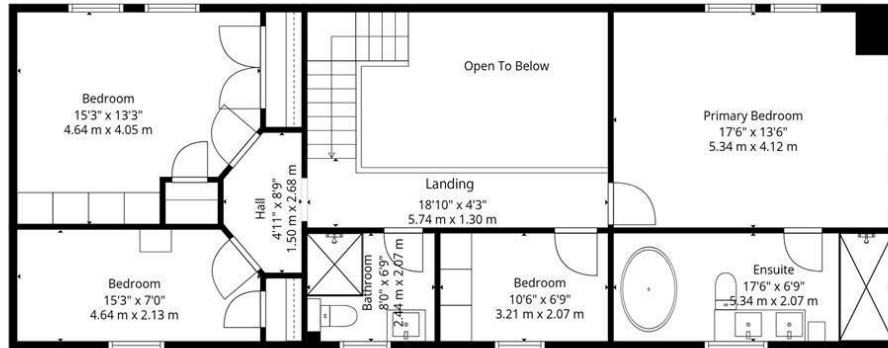
With doors leading from the utility, dining area and bi folding doors from the snug leading to a patio area with pizza oven, raised beds, lawn beyond with mature shrub borders and decorative chipping stones borders, further double glazed doors from the family room leading to a decked seating area with pergola and wisteria and access to double garage.

**Double Garage**

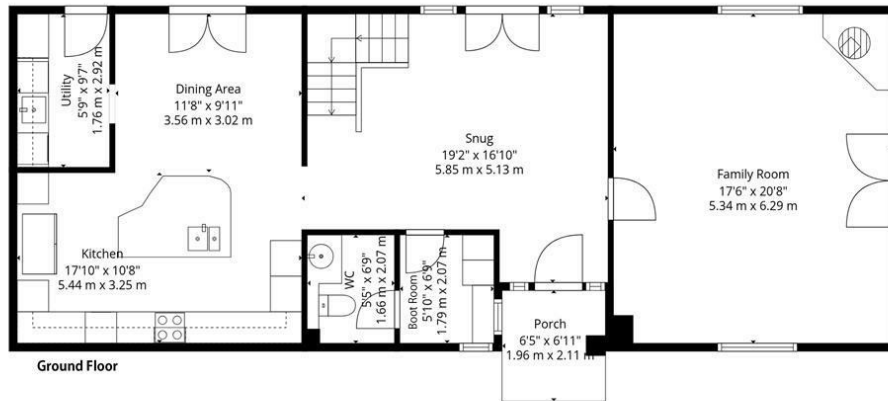
17'1" x 21'0"

With access from the front of the property, recessed spotlights, power and light and loft ladders leading to a full height boarded loft space with exposed oak beams

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



First Floor

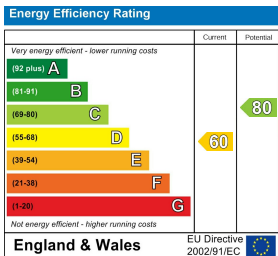


Ground Floor



Total Approximate Area: 230m<sup>2</sup> | 2483 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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