

The Elms, Broad Lanes

Six Ashes, nr. Bridgnorth WV15 6EG.

LexAllan Collection

A Cherished Country Home - A Rare Opportunity to Create Your Own Legacy

Occupying an enviable rural position amidst approximately 10 acres of land, this attractive four-bedroom detached residence presents a rare opportunity to acquire a truly special family home, rich in character, history and cherished memories, having been treasured by the same family for over five decades.

The property retains an abundance of traditional charm and timeless appeal, offering spacious and versatile accommodation ideally suited to family life. The ground floor welcomes you via an entrance hall, leading to a generous lounge, separate sitting room and dedicated study, providing excellent flexibility for both relaxation and home working. A kitchen, utility room and guest WC complete the ground-floor accommodation.

To the first floor, the master bedroom benefits from an en suite bathroom, with three further double bedrooms served by a family bathroom and separate WC. A useful loft space provides additional storage, while a double garage offers further practicality and convenience.

Externally, the property is set within beautifully established grounds, with mature trees, landscaped gardens, sweeping lawns and attractive terraces creating a wonderful sense of privacy and seclusion. The surrounding land and far-reaching countryside views further enhance the appeal, offering a peaceful rural retreat in which to enjoy the changing seasons and the natural beauty of the landscape.

For more than 50 years, this much loved home has been the setting for family life, gatherings and countless treasured moments. Its generous accommodation, traditional features and idyllic surroundings combine to create a property with a genuine sense of history and belonging.

Now offering the opportunity for a new family to begin their own chapter, this is a home where space, character and countryside living come together in a truly special way. Lex Allan Collection.









Hallway
Traditional hand made door gives access into the spacious hallway with staircase off, window to rear and feature coving.

Lounge
19'0" x 21'11"
Duel aspect windows, door to front patio and gardens, feature fireplace, coving and bar area off.

Study
6'10" x 9'2"
Window to rear, central heating radiator and cupboard off.

Sitting Room
11'9" x 13'1"
Bay window to front with far reaching views, grand feature fireplace and exposed beams.

Kitchen
11'9"x 14'9"
Window to front, range of wall and base units with work surface over incorporating sink with mixer tap, oven and hob with extractor hood over, central heating radiator and tile splash backs.

Utility
14'5" x 12'1"
Window to front and side, range of units incorporating sink with mixer tap, tile splash backs, space and plumbing for washing machine, central heating radiator and pantry off.

Rear Lobby
Door to rear, window to side, central heating radiator, tile floor and cupboard off.

Cloakroom
Window to rear, WC, wash hand basin with storage below, tile floor and splash backs.

Conservatory
7'10" x 13'9"
Double glazed windows and door, tile floor and access into:

Garage
19'8" x 20'11"
Main folding garage doors to front, window to side and boiler room off.

Landing
Bright & airy landing with doors off to all first floor accommodation, window to front allowing natural light to flood through, loft access with drop down ladder.













Bedroom 1
21'10" x 16'10"
Superb sized bedroom with ample fitted wardrobes, dual aspect windows with far reaching views, door off to en-suite.

En-Suite
Bath, shower, wash hand basin, WC bidet, spot lights, window to front, central heated radiator.

Bedroom 2
24'4" x 12'0"
Window to front/side & rear with far reaching views to all, skirt board heating.

Bedroom 3
14'11" x 12'0"
Built in wardrobes, wash hand basin, window to rear, skirt board heating.

Bedroom 4
13'10" x 12'0"
Built in wardrobes, window to rear with countryside views, skirt board heating.

Bathroom
Bath, shower, wash hand basin vanity, tiled flooring, central heated radiator, window to side.

WC
Window to front, WC

Loft Space
Ample additional space ideal for storage with power & lighting along with window to the side.





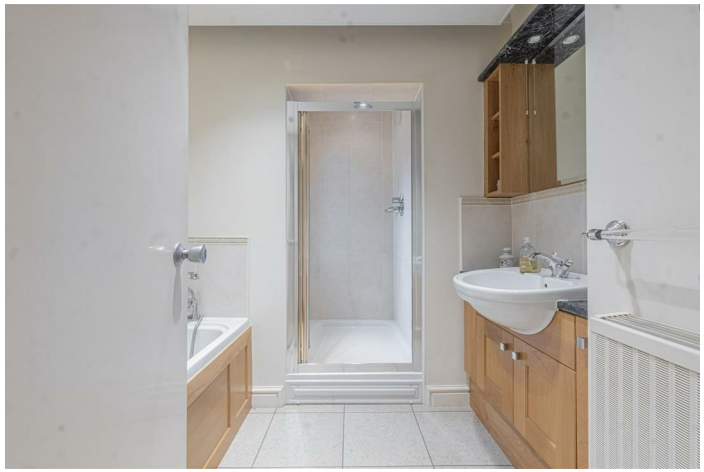
















Grounds

Externally, the property occupies an exceptional position within just under 10 acres of beautifully established grounds, approached via a sweeping driveway that meanders through the mature parkland setting, creating an impressive sense of arrival and leading to ample private parking. The grounds are a particular feature, with magnificent mature trees, thoughtfully landscaped gardens, expansive sweeping lawns and elegant terraces combining to create a wonderful sense of privacy, seclusion and understated grandeur. A generous sun patio provides an ideal setting for outdoor entertaining and al fresco dining, while the swimming pool, which requires refurbishment, presents an exciting opportunity to create a luxurious leisure facility tailored to individual tastes. Beyond, the surrounding land and far-reaching views across the open countryside provide a truly idyllic rural backdrop, offering a peaceful and distinguished country retreat in which to enjoy the changing seasons and the natural beauty of this enchanting setting.











Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

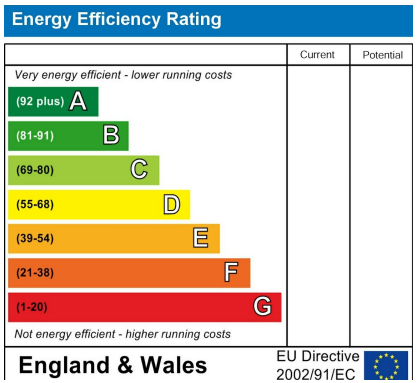
Referral Fees.
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

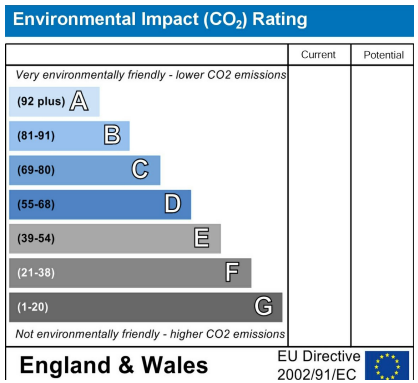
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWING: View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

Lex Allan Estate Agents

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