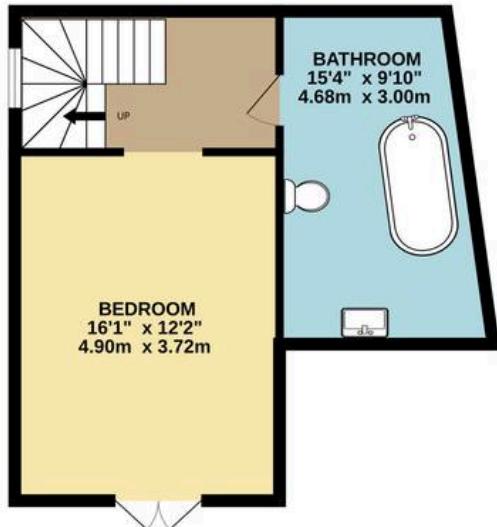




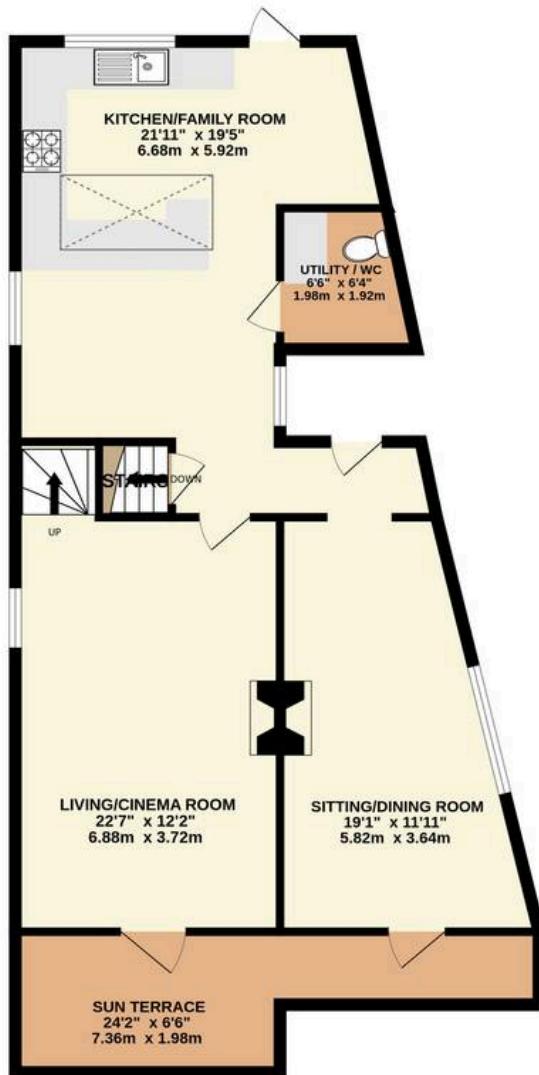
58 Church Hill, Ironbridge
Fixed Price £650,000

Nock
Deighton
SINCE 1831

BASEMENT LEVEL
410 sq.ft. (38.1 sq.m.) approx.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

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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58 Church Hill

Ironbridge, Telford

Rock House is an exceptional four-bedroom period residence, commanding magnificent views across the gorge, rich architectural character, and secure off-road parking for several vehicles.

- Beautiful Period Detached Residence
- Character with a Refined Contemporary Finish
- Control4 Smart Home Living System
- Wet Underfloor Heating Throughout
- Elevated Position with Far-Reaching Panoramic Views
- Two Reception Rooms
- Open Plan Family Room with Roof Lantern
- Four Bedrooms
- Three Bathrooms
- Gated Off-Road Parking
- Multiple Outside Spaces and Terraced Seating Areas

Internally, the accommodation is arranged over multiple levels and presents a warm yet sophisticated ambience throughout.



58 Church Hill

Ironbridge, Telford

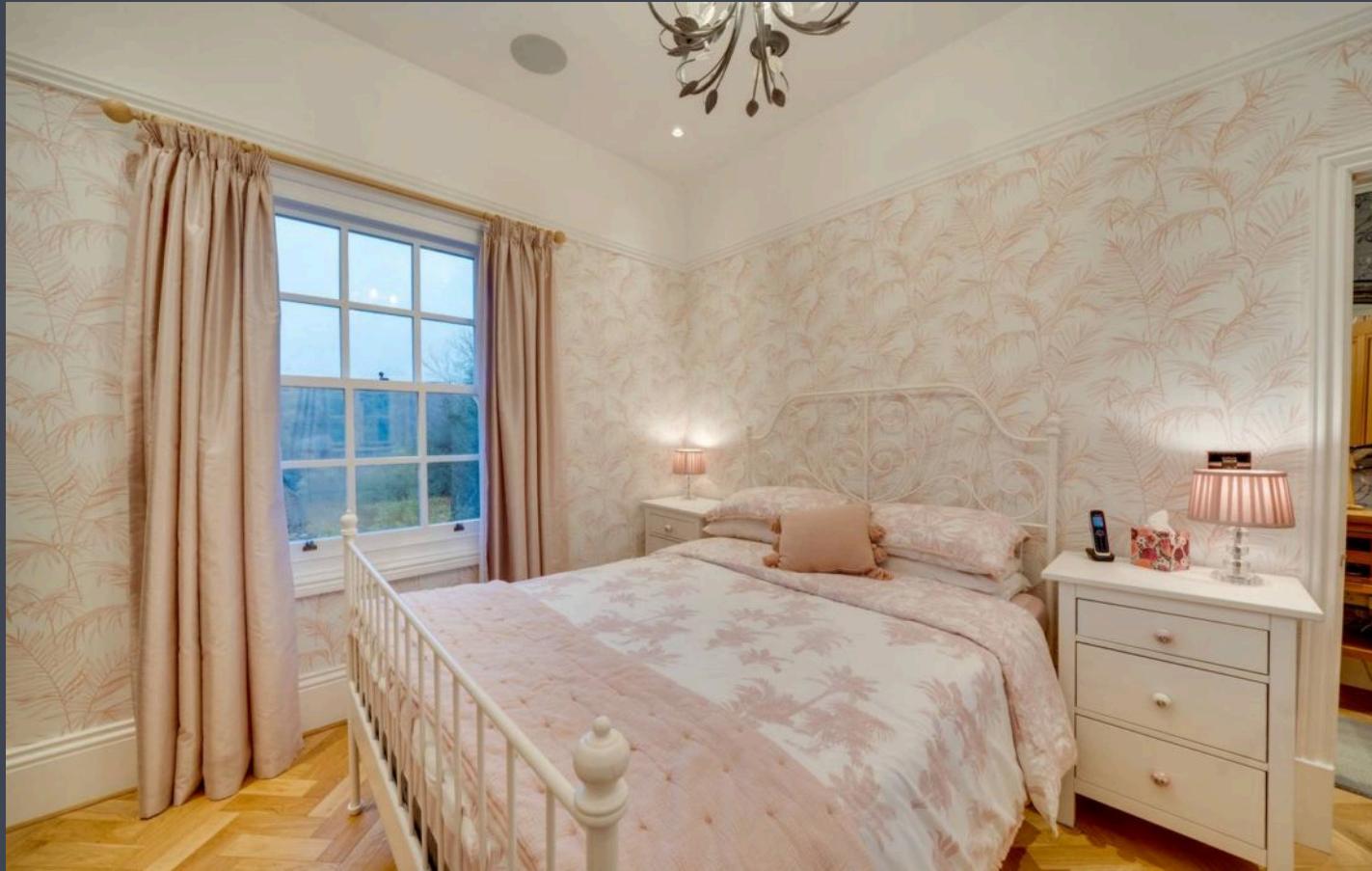
The property is entered on the ground floor, where you will find a superb extended open-plan kitchen/breakfast room, an impressive space thoughtfully designed for modern family living. Serving as the heart of the home, this beautifully appointed room balances style with functionality, showcasing carefully curated details including a charming slate flagstone floor, a classic Belfast sink, and an elegant roof lantern that bathes the space in natural light. The kitchen is comprehensively equipped with an electric oven and gas hob, American-style Wi-Fi fridge/freezer, dishwasher, and an abundance of bespoke cabinetry providing excellent storage.

This floor further benefits from a well-appointed utility room with washing machine, tumble dryer and guest W.C.

From the kitchen, a traditional stable door opens directly onto the rear enclosed walled garden, creating a seamless transition between indoor and outdoor living and offering the perfect setting to enjoy a morning coffee.

The ground floor accommodation is further complemented by two reception rooms. The first is a beautifully styled sitting room, offering a refined yet inviting space to unwind, complete with feature fireplace, integrated home cinema with surround sound, and French doors opening onto a balcony. The second reception/dining room features a fireplace and French doors opening onto a balcony, providing a versatile setting ideal for formal entertaining or elegant family dining.





58 Church Hill

Ironbridge, Telford

The first floor offers three bedrooms and a family bathroom, all enhanced by hardwood flooring and tall ceilings.

This level comprises a stylish principal bedroom with contemporary en suite shower room and sash window framing views of the garden and gorge; a beautifully presented guest bedroom filled with natural light from a sash window overlooking the garden and gorge; a third bedroom/home office; and a family bathroom further elevating the space with a roll-top bath and period-style fittings.

The lower ground floor offers an additional double bedroom with wood-burning stove and a set of French doors opening onto a private sun terrace and garden and a stylish en suite bathroom with deep soaking bathtub





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Externally, Rock House truly distinguishes itself with a variety of outdoor spaces to be enjoyed. Among these are the aforementioned walled garden off the kitchen and the balconies off the reception rooms. Steps lead down from the balcony to a further walled garden, landscaped to create a series of attractive terraces and seating areas. Lastly, to the side of the property is an additional landscaped garden with gravel driveway and gated parking.

Rock House is superbly situated in the heart of Ironbridge, one of Shropshire's most iconic and historically rich locations. The town is internationally recognised as a UNESCO World Heritage Site and is home to the famous Iron Bridge, along with an outstanding collection of museums that celebrate its pivotal role in the Industrial Revolution, including Blists Hill Victorian Town, the Coalbrookdale Museum of Iron and the Jackfield Tile Museum. The area offers a vibrant yet relaxed atmosphere, with a wide selection of independent cafés, traditional pubs, restaurants and artisan shops, all set against the backdrop of the River Severn and the dramatic Ironbridge Gorge. Scenic riverside walks, woodland trails and historic landmarks are all close at hand, making the location ideal for those who enjoy culture, history and the outdoors.





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Ironbridge, Telford

Beyond Ironbridge itself, the surrounding area provides excellent access to a variety of nearby towns and transport links. Telford is easily reached and offers a comprehensive range of shopping, leisure and employment opportunities, along with rail connections providing direct services to Birmingham, Wolverhampton and London Euston. The wider road network is readily accessible, including the M54 motorway, which links efficiently to the M6 and beyond, making this an ideal base for commuters while still enjoying the charm and lifestyle of a historic riverside town.

what3words:- //flash.warm.slung

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.



Nock Deighton Ironbridge

Nock Deighton Estate Agents, 24 High Street - TF8 7AD

01952 432533 • ironbridge@nockdeighton.co.uk • www.nockdeighton.co.uk/

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