

OPEN VIEWING

SATURDAY 20TH JUNE 12:00 TO 1:00



Wills Cottage, 64 Britons Lane, Linley Brook, Bridgnorth, Shropshire, WV16 4TA

BERRIMAN
EATON





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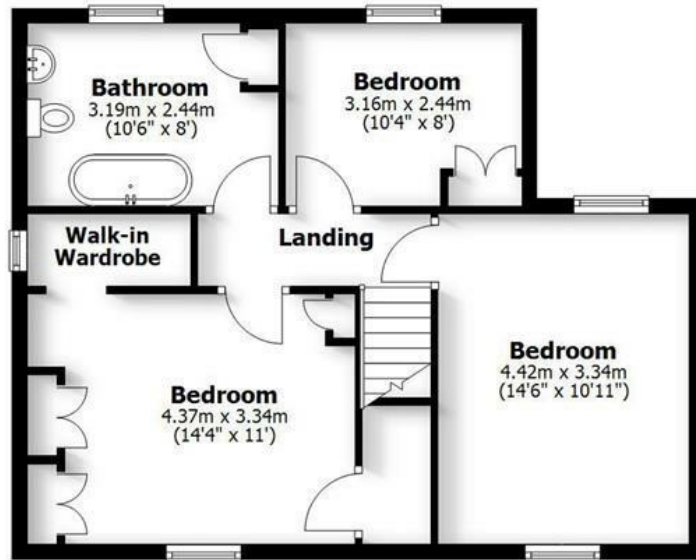
A beautifully presented detached cottage enjoying far-reaching countryside views across the Willey Estate, set within approximately five acres of gardens and paddocks. This charming smallholding offers an ideal rural lifestyle, complemented by a garage, workshop, and an excellent range of stables and outbuildings—perfect for equestrian or hobby farming pursuits.

Bridgnorth - 4 miles, Ironbridge - 5miles, Telford - 10 miles, Shrewsbury - 20 miles, Kidderminster - 18 miles, Birmingham - 42 miles.
(All distances are approximate).

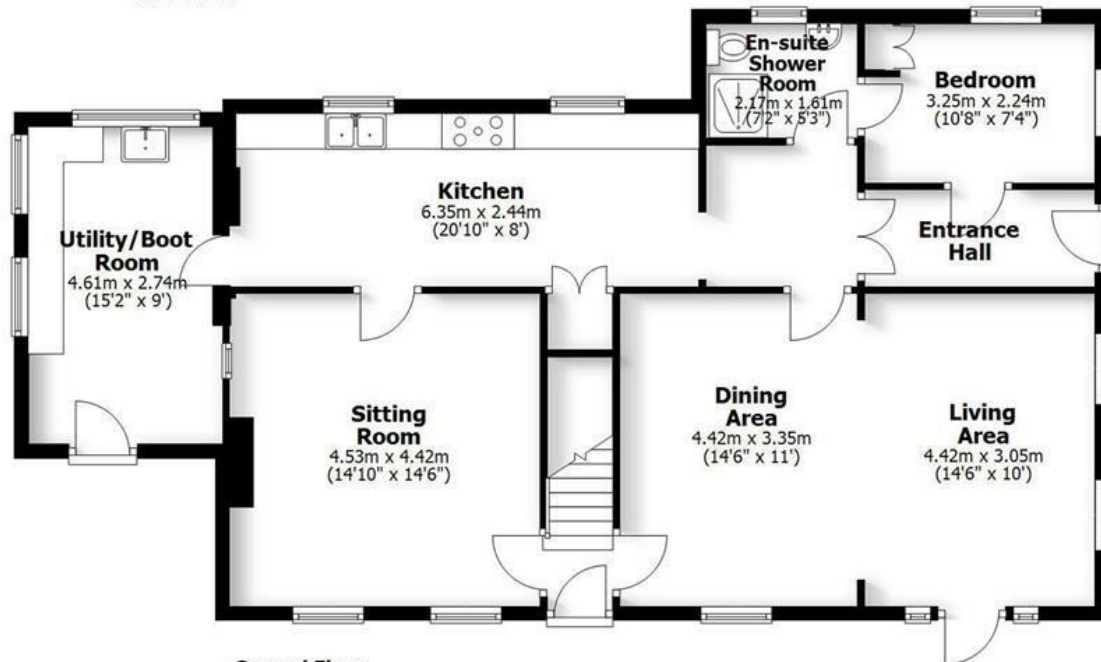
WILLS COTTAGE
64 BRITONS LANE, LINLEY BROOK

HOUSE: 158.6sq.m. 1,707.3sq.ft.
GARAGE/WORKSHOP: 45.4sq.m. 488.3sq.ft.
TOTAL: 204.0sq.m. 2,195.6sq.ft.

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



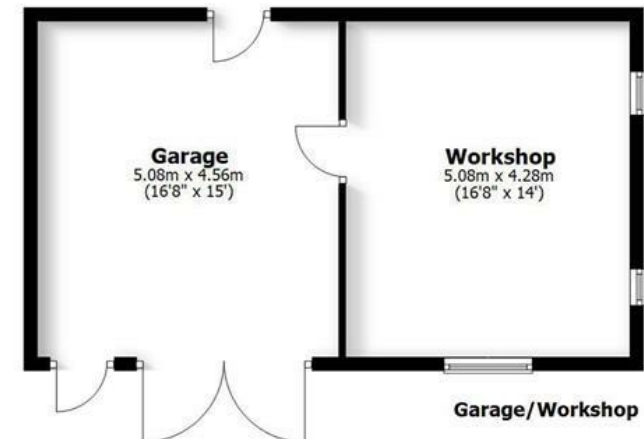
First Floor



Ground Floor



Barn/Shelter



Garage/Workshop

LOCATION

Situated in the peaceful Shropshire hamlet of Linley Brook, just north of the historic market town of Bridgnorth, this charming location offers an ideal blend of countryside tranquillity and convenient connectivity. The property enjoys easy access to both Bridgnorth and Ironbridge, renowned for their independent shops, cafés, and restaurants, while the wider amenities of Telford town centre are also within easy reach. Excellent transport links include straightforward access to the M54 and the broader motorway network, as well as nearby rail services from Telford and Wolverhampton, providing direct connections to London and destinations further afield.

Enjoying stunning valley views from the front and across its own paddocks to the rear, the setting is ideal for countryside enthusiasts. The surrounding area offers an abundance of scenic footpaths and bridleways, with excellent opportunities for walking and horse riding through Shirlett and the surrounding countryside, as well as nearby Much Wenlock and the renowned Ironbridge Gorge, a designated World Heritage Site.

Linley Brook itself is a small, friendly community. Its village hall offers regular Pop-up Pub nights, coffee mornings and other events throughout the year.

ACCOMMODATION

The front door opens into a welcoming reception hall, beautifully laid with hand-made Spanish terracotta tiles that continue seamlessly throughout the entire ground floor. The hall offers excellent space for coats and boots complete with a built in cupboard. From here, two generously proportioned reception rooms provide versatile living. The open-plan lounge and dining area enjoys an elevated front facing aspect, capturing attractive valley views. This space also features a multi-fuel stove, creating a cosy focal point, while patio doors open onto the front patio, seamlessly connecting indoor and outdoor living. Adjoining this is a versatile sitting room, complete with bespoke fitted shelving and a multi-fuel stove, ideal as an additional living area, home office, or snug. The reception rooms are connected via the original entrance hall, where stairs rise to the first floor.

The breakfast kitchen is arranged with base cupboards topped with American chestnut work surfaces, a dual sink, dishwasher, and a Rangemaster double oven with induction hob. Windows provide views into the rear patio and there is a useful understairs storage cupboard. Leading off the kitchen is a spacious utility/boot room. This room benefits from windows offering attractive side and rear views onto the garden, along with a door providing direct access to the garden. This most useful room is equipped with a storage heater, Belfast sink, plumbing for a washing machine, and a built-in water softener and purifier supplying both the kitchen and first floor bathroom.

Completing the ground floor is a double bedroom with an adjoining shower room, which also serves as a guest cloakroom and is accessible from the hallway.

From the original hall, stairs rise to the first floor landing, which features exposed floorboards and doors leading to the three bedrooms and bathroom. The principal double bedroom enjoys far-reaching views across the Willey Estate and beyond, along with exposed floorboards, built-in wardrobes, and a discreet walk-in wardrobe. There are two further bedrooms, both well-proportioned and light filled, with exposed floorboards. The second bedroom has floor to ceiling bookshelves along one wall and the third bedroom having fitted cupboards and a small bookcase. The house bathroom is fitted with a freestanding bath, WC, wash hand basin and heated towel rail. It also benefits from a useful airing cupboard and elegant Amtico flooring.

OUTSIDE

Approached via Britons Lane, Wills Cottage occupies an elevated position within approximately five acres of beautifully maintained grounds. The property features extensive gardens, an orchard and fenced paddocks, along with a range of useful outbuildings including stables, barns and shelters, most of which benefit from connected water supplies, together with a shed and greenhouse. The expansive lawned gardens are beautifully planted with perennial flowers, shrubs and several specimen acer trees.

Nestled in the Linley Brook Valley and enjoying some of the areas finest views, Will's Cottage offers a peaceful and highly private setting within a friendly community. A tarmac driveway leads to the property, providing ample parking and access to a detached garage/workshop (currently in use as a potter's studio), which has electricity, water and a multi-fuel stove, as well as two storage heaters in the workshop.

Planning permission was previously granted in 2016 (Ref: 09/02904/FUL) for the addition of a first-floor extension to create further bedroom accommodation; though permission has now lapsed.

SERVICES

We are advised by our client that mains electricity and water are connected. Private drainage via septic tank and LPG central heating. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: F.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth on the B4373 heading out on the Broseley road passing through Astley Abbots and Nordley. After approximately 3 miles you will enter Linley Brook. Take a left into Britons Lane where the entrance to the driveway can be found along on the left hand-side.

Offers Around £875,000

EPC: E

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.







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