



Glebe Cottage, 14 Buildwas, Telford, TF8 7DB

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This much improved extended detached cottage enjoys mature landscaped gardens and stunning far-reaching views to the front. The spacious and versatile living accommodation is beautifully presented throughout, offering four generous double bedrooms and three bath/shower rooms. The property further benefits from a gated driveway, providing ample parking, as well as a large workshop and garage.
Telford - 5 miles, Much Wenlock - 4 miles, Shrewsbury - 11 miles, Bridgnorth - 12 miles, Ludlow - 25 miles, Wolverhampton - 24 miles, Birmingham - 38 miles.
(All distances are approximate).

LOCATION

Buildwas is a charming village situated on the north bank of the River Severn, just on the outskirts of Ironbridge. This historic area is home to the ancient Buildwas Abbey ruins and lies close to the renowned Ironbridge Gorge, a UNESCO World Heritage Site. The village is centred around Buildwas Church, Primary Academy & Nursery, and an active village hall hosting a variety of events throughout the year. Everyday amenities can be found just 2.5 miles away in Ironbridge, which also offers a wealth of historical and architectural attractions, while the nearby centre of Telford provides a comprehensive range of shops, services, and leisure facilities.

ACCOMMODATION

Approached from the front, a Worcestershire Oak framed canopy porch provides a welcoming entrance with a front door opening into the reception hall. This spacious entrance provides good space with stairs rising to the impressive first-floor gallery landing. The living room is generously proportioned and features a fireplace housing a gas fire burning stove along with patio doors opening out to the garden, providing an abundance of natural light. A further reception room, currently used as a bedroom, offers flexible living space. The ground floor shower room is fitted with a modern white suite comprising a WC, wash hand basin, and a corner shower.

The breakfast kitchen enjoys front facing views and is fitted with a comprehensive range of matching base and wall cabinets, complete with granite worktops over. There is a stainless steel sink unit and the provision for a dishwasher. Built in NEFF appliances include a combi microwave, ceramic hob with extractor hood, two double ovens together with a built on fridge.

Adjoining the main kitchen is a butler's kitchen/preparation area, fitted with additional base cupboards, drawers, a sink unit, and wood worktops. A large skylight and side window provide excellent natural light. There is provision for a washing machine and other appliances. From the rear hall, a door opens into a fantastic walk-in pantry, and the back door provides access to the gardens.

The large gallery landing provides access to the loft and features built in storage. The principal bedroom overlooks the side and rear elevations, offering wonderful views across the gardens. It benefits from a stylish ensuite shower room fitted with a walk in shower, WC, wash hand basin, heated towel rail, tiled walls, and a side-facing window. There are two further generous double bedrooms, both served by the main family bathroom, which features natural stone tiled walls and a white suite comprising a WC, wash hand basin, and bath. The fourth bedroom is currently used as a home office, with a front-facing window enjoying far-reaching views. From here, a door opens into a large storeroom/dressing room, offering excellent additional space.

OUTSIDE

Glebe Cottage is approached through a gated entrance leading onto a private driveway that extends to the rear of the property, providing ample parking and access to a detached garage and workshop. The workshop is fully equipped with lighting, power, and an EV charging point. A roller shutter door offers access from the front, while a pedestrian door opens to the rear gardens and an adjoining log store.

The mature gardens wrap around the side of the cottage and enjoy a wonderfully private aspect, bordered by the village church and primary academy. The grounds include a neatly maintained lawn, well-established flower beds, and a productive fruit and vegetable patch. Additional features include a brick built garden store — originally the old pigsty, which also benefits from having power connected.

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. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Tax Band: E.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

Tettenhall Office

01902 747744
tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£540,000

EPC: F

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.



GLEBE COTTAGE

14 BUILDWAS, TELFORD

HOUSE: 210.7sq.m. 2,267.6sq.ft.
 GARAGE/WORKSHOP: 36.1sq.m. 388.5sq.ft.
TOTAL: 246.8sq.m. 2,656.1sq.ft.

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



