

HARWOOD

THE ESTATE AGENT

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Bowline Cottage, 63 Coalport Rd, Broseley TF12 5AN



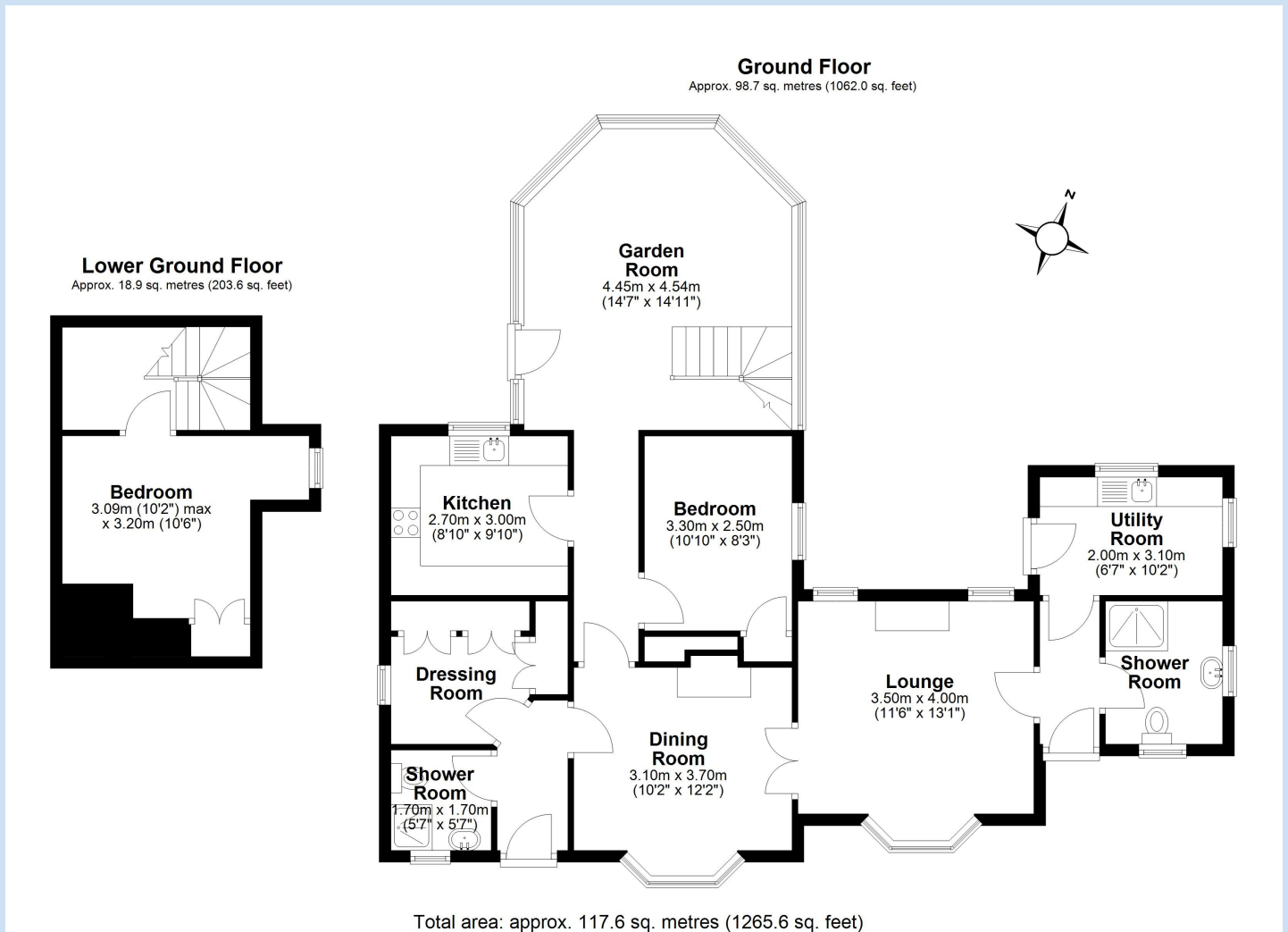
£ 5 5 0, 0 0 0 region

A truly impressive detached home positioned on the edge of Broseley, offering an abundance of character and charm. The accommodation is versatile, and the rear outlook is exceptional, open fields to the rear create a delightful backdrop. Inside, the entrance hall leads to two inviting reception rooms, both featuring exposed brick fireplaces and traditional beams. The kitchen provides plenty of storage, and the spacious orangery at the rear takes full advantage of the panoramic countryside views. There are three bedrooms in total, one situated on a lower level and accessed from the orangery, along with two shower rooms, a dressing room and a utility room. The property occupies a generous plot with driveway parking, a detached garage, and mainly lawned gardens enclosed by fencing. The current owners also rent an adjoining paddock of around one acre, this could be available to purchase under separate negotiation. Broseley benefits from a wide range of amenities, historic Ironbridge and its many attractions can be accessed within five minutes and Telford Town Centre and the M54 motorway is a twenty minute drive away.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 99 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







Tenure Freehold **Council tax** Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 16th April 2026