



The Nook Trimpley Lane, Shatterford, Bewdley, DY12 1RL

BERRIMAN  
EATON

## Delightful cottage in a wonderful setting surrounded by countryside with far reaching views towards the Cleve Hills.

Offers Around  
£750,000

### LOCATION

The historic riverside towns of Bewdley and Bridgnorth are both nearby and offer excellent shopping, restaurants and schools in wonderful positions beside the River Sever. They are also home to Severn Valley railway stations and fine golf courses. A range of local attractions and events are on the doorstep. Local footpaths and bridleways provide access to the surrounding countryside including riverside walks and lovely walks in the nearby Eymore Wood and also around Trimpley Reservoir.

There are a number of popular schools together with a good choice within the independent sector.

Excellent access to the M5 makes Birmingham and its conurbation commutable. Regular trains run from Kidderminster, Droitwich and Worcester with connections to Birmingham and London.

### DESCRIPTION

The Nook is tucked away off Trimpley Lane and is approached over a gravel track leading to ample parking for several vehicles and a double garage and store.

A gated path and steps lead you into the beautiful gardens and to the property.

You enter the property through the enclosed porch and in turn into the open plan kitchen, dining, family space providing with ample space for day-to-day family life and entertaining. The kitchen has a range of base and wall units with contrasting work tops and island unit. Double oven, induction hob, integrated fridge freezer and dishwasher and space for a washing machine are included.





The living room is a lovely warm and cosy space with exposed stone and timbers. The fireplace has a enamelled log burning stove great for cold winter evenings. The windows and French doors give a wonderful view of the gardens and the far-reaching views beyond. A stone archway leads to the

Family room with French doors to the garden would be a lovely home office but I'm not sure how much work you would get done with the lovely views and the abundance of wildlife to watch!

Boot room and guest cloakroom complete the ground floor accommodation.

First floor accommodation comprises three double bedrooms two having good storage and the principal bedroom has a superbly appointed en-suite with a freestanding bath, large walk in shower, wash hand basin set into a vanity unit and WC. Also on this floor is a well appointed family bathroom.

Cabin/Annex this wonderful additional space has one bedroom with open plan kitchen living space and separate shower room. The accommodation is currently being used as an Airbnb and has had many returning guests in the past.

### **OUTSIDE**

The gardens are a major feature of The Nook they are beautifully landscaped with a wealth of mature planting, large patio area ideal for alfresco dining relaxing and taking in the fantastic views. Kitchen garden for those wanting to grow their own, even the Cabin has its own outside space.

Directions: Using the What3Words app  
///senders.should.initiates

### **SERVICES**

We are informed by the Vendors that electricity is connected, heating is oil fired and drainage is by a septic tank



COUNCIL TAX BAND F - Wyre Forest  
POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

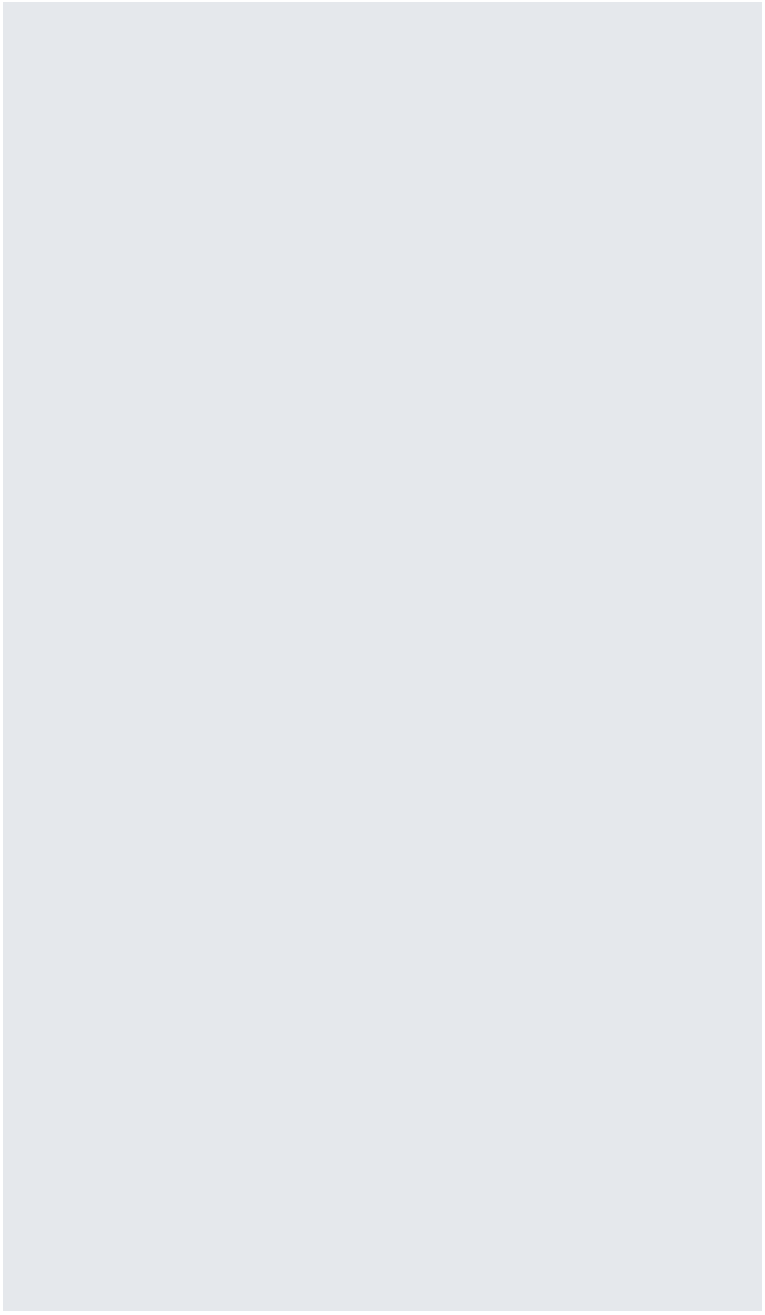
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast is available

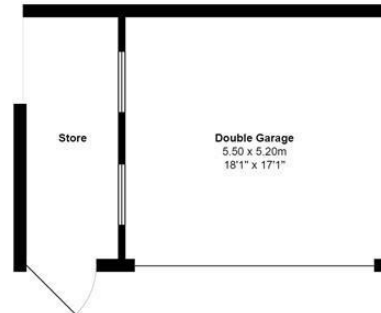
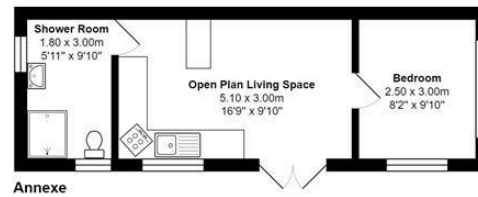
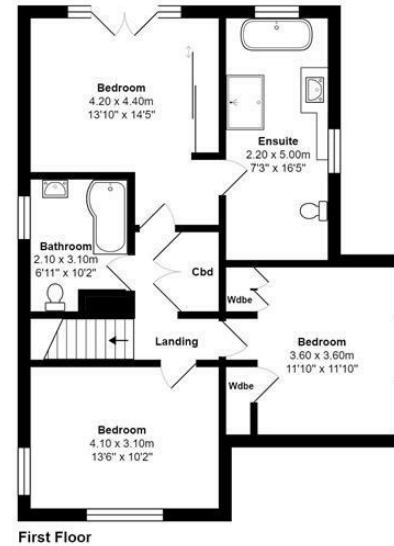
Mobile – Ofcom checker shows 3 of the 4 main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.





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Total Approx Area: 195.0 m<sup>2</sup> ... 2099 ft<sup>2</sup> (excluding store)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.

EPC: E

In order to view this property or if you are considering selling, contact us on:

T: 01562 546969

E: [worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

W: [www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Or visit us at: The Churchill Suite, Churchill And Blakedown Golf, Churchill Lane, Churchill, Worcestershire, DY10 3NB

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