



Whispering Winds, Rhodes Farm Lane, Nordley, Bridgnorth, WV16 4SU

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BREATHTAKING VIEWS from this detached residence totalling over 2000 sq ft of flexible family accommodation. The property comprises four bedrooms, three reception rooms, two bath/shower rooms with gardens and stunning far reaching views on the outskirts of Bridgnorth. Bridgnorth - 2.9 miles, Telford - 10.9 miles, Shrewsbury - 21 miles, Wolverhampton - 17.8 miles, Birmingham - 34.5 miles. (All distances are approximate).

LOCATION

Whispering Winds occupies an elevated position with southerly views across Shropshire countryside and the Cleve Hills in the far distance. Nordley is a small hamlet of working farms and residential housing between Broseley and Bridgnorth. Accessed from the road a short way along an unadopted track that is shared with three other properties and Rhodes Farm beyond, you gain the experience of semi-rural living yet have access to the major road networks.

ACCOMMODATION

Steps from the driveway lead into the ENTRANCE PORCH with tiled flooring and windows to the front aspect. A further door opens into the RECEPTION HALL with stairs rising to the first floor and access to a CLOAKS CUPBOARD. Leading off the hallway is an impressive open plan, split level reception room measuring approx 20ft x 26ft. The higher level is currently being used as a DINING AREA with steps down to the LIVING ROOM which enjoys French doors and windows over looking the garden with far reaching views beyond. There is also a brick fireplace which houses a cast iron wood burner. Accessed off the dining area is a STUDY/ BEDROOM 5. The BREAKFAST KITCHEN is fitted with a range of base cupboards and drawers with hardwood work tops over and matching wall cupboards along with an inset Belfast sink unit, colour co-ordinate splash back tiling and a breakfast bar. There is provision for an' AGA' gas cooker and plumbing for a dishwasher. The floor is laid with slate tiles with the added benefit of underfloor heating. From the kitchen a door leads through into the CONSERVATORY again with slate tiled floor and underfloor heating. French doors open out onto the patio area while a further doors gives access into the UTILITY ROOM. The utility is fitted with a range of base and wall units, provision for a washing machine and dryer, along with a stainless steel sink unit, wall mounted gas central heating boiler, slate flooring and door to the rear.

There are TWO DOUBLE ground floor bedrooms and a SHOWER ROOM fitted with a modern suite to include WC, wash hand basin, chrome heated towel rail, walk-in shower and colour co-ordinated tiled walls and tiled floor with underfloor heating.

Stairs from the hall rise to the first floor landing which lead to a further TWO DOUBLE BEDROOMS both enjoying stunning, elevated views over the surrounding countryside. The HOUSE BATHROOM is fitted with a modern white suite to include a WC, wash hand basin and bath with colour co-ordinated tiling, tiled floor and a chrome heated towel rail.

OUTSIDE

A gravelled driveway provides ample parking for a number of cars to the front which leads to the front entrance porch. A pleasant lawned garden extends to the side, having a very private aspect including a small selection of fruit trees and planted borders. The garden is bordered by a mature hedge boundary with an open aspect beyond. Steps lead from the lawn to an elevated decked area which enjoys the far reaching views to the Cleve Hills and Corvedale. The gardens extend around to the side and the rear of the property offering a paved patio seating area and a further lawned garden with three timber sheds. Outside lighting, power points and cold water taps are connected.

SERVICES:

We are advised by our client that mains water, electricity and gas are connected to the property. (A new Worcester Bosch boiler has been installed January 2015). Private drainage. Verification should be obtained from your surveyor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX:

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth proceed out towards Broseley along the B4373. After approximately 2.5 miles you will enter the hamlet of Nordley. Continuing around a sharp right hand bend, taking the next left into a private track where Whispering Winds is the last property on the right handside identified by our for sale board.

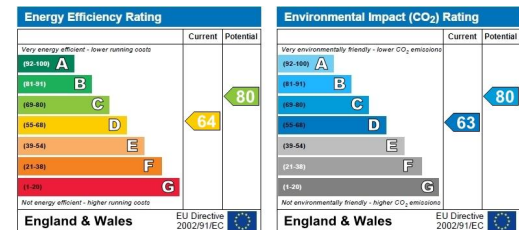
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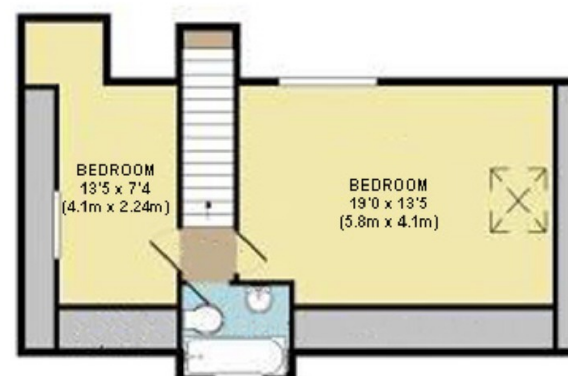
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Price
£474,950



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.



FIRST FLOOR
Approx Area 581 SQ.FT (53.9 SQ.M.)

**Whispering Winds
Rhoads Farm Lane
Nordley
Bridgnorth
WV16 4SU**

Total Approx. Floor Area 2097 SQ.FT (194.9 SQ.M)

TOTAL APPROX. FLOOR AREA 2087 SQ FT (194.9 SQ M)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurement of walls, windows, doors and any other items and approx. marks and no responsibility is taken for any error or omission. This plan is for buyer's use only and should be used as such by no other person without the express written consent of the seller. This plan is not to be used for any other purpose without the express written consent of the seller. The seller, its agents and affiliates make no warranty, representation or guarantee as to the accuracy of the floor plan or the information contained herein. The floor plan is for informational purposes only and should not be used for any other purpose without the express written consent of the seller. The seller, its agents and affiliates make no warranty, representation or guarantee as to the accuracy of the floor plan or the information contained herein. The floor plan is for informational purposes only and should not be used for any other purpose without the express written consent of the seller.

