



Cape Lodge Bynd Lane, Billingsley, Bridgnorth, Shropshire, WV16 6PG

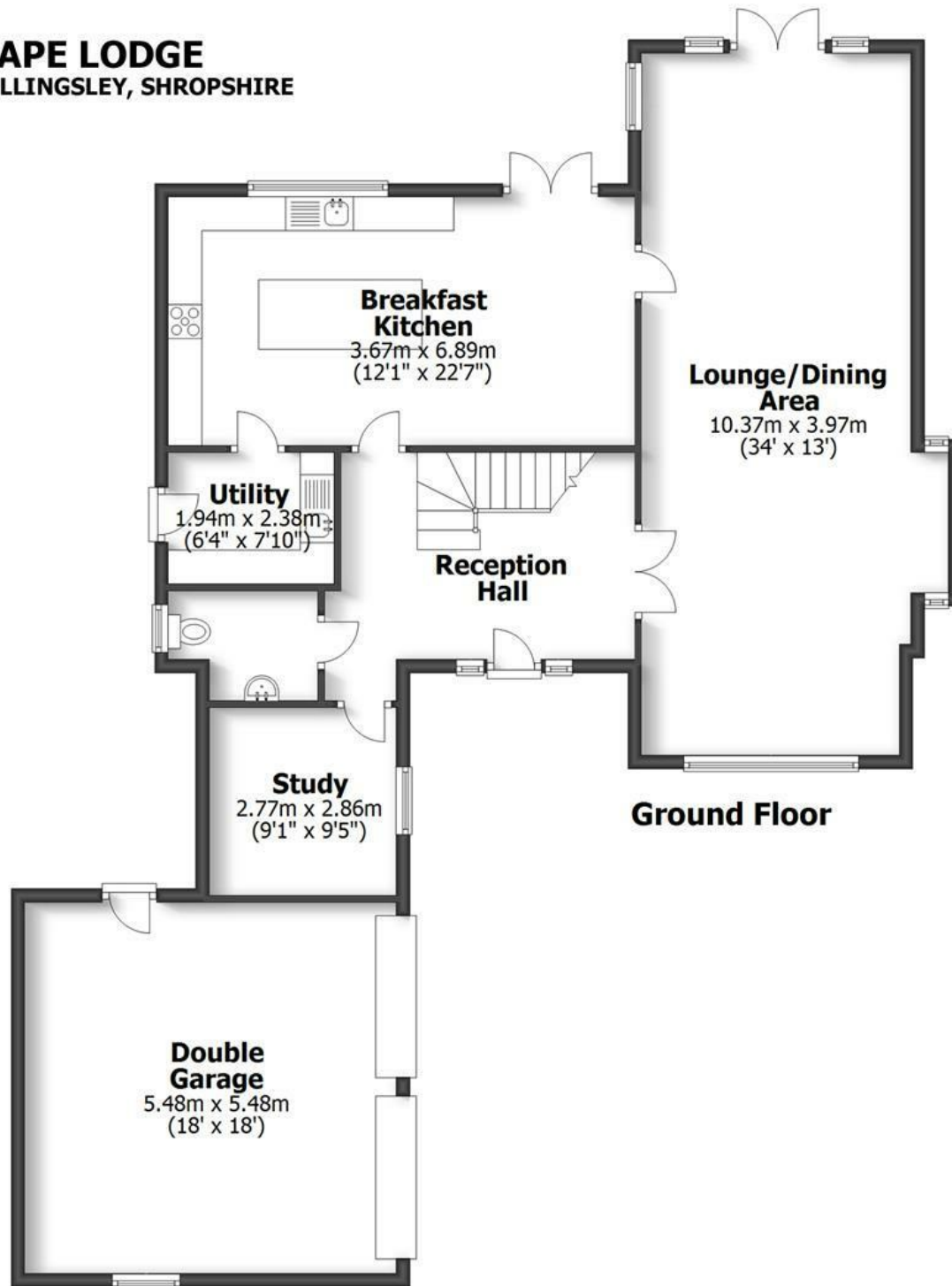




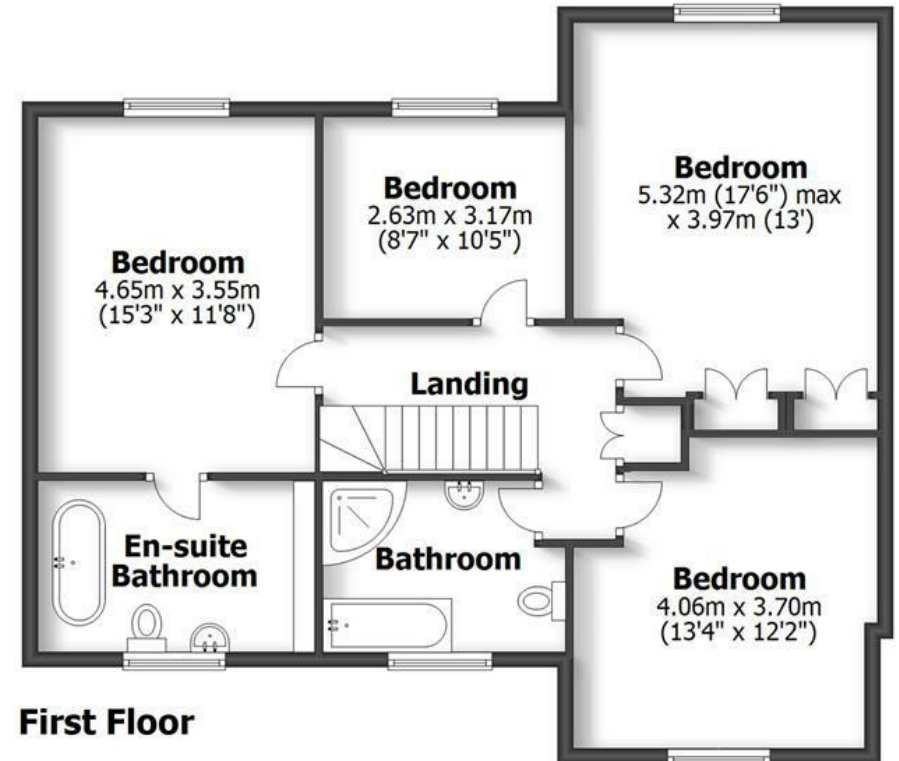
## Cape Lodge Bynd Lane, Billingsley, Bridgnorth, Shropshire, WV16 6PG

With four double bedrooms and two bathrooms, enjoying Shropshire views, this detached family home sits within the small hamlet of Billingsley just six miles south from the bustling market town of Bridgnorth. Bewdley - 8.4 miles, Bridgnorth - 6.4 miles, Ludlow - 19.3 miles, Kidderminster - 11.7 miles, Telford - 19 miles, Shrewsbury - 26 miles, Worcester - 23.4 miles. (All distances are approximate).

**CAPE LODGE**  
BILLINGSLEY, SHROPSHIRE



HOUSE: 185.6sq.m. 1,998.2sq.ft.  
GARAGE: 30.1sq.m. 323.5sq.ft.  
**TOTAL: 215.7sq.m. 2,321.7sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Billingsley is a small Hamlet south of the Historic Market Town of Bridgnorth. Amidst glorious Shropshire countryside with an abundance of walks, riding and other outdoor pursuits, the area has good road links to Bridgnorth, Bewdley and Kidderminster. The market town of Bridgnorth offers a good range of amenities to include a variety of shops, pubs and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

## ACCOMMODATION

Cape Lodge stands behind a tarmac driveway enjoying views to the front and side with an adjoining double garage and a good sized landscaped garden to the rear.

On entering the property from the covered porch, the front door opens into a spacious RECEPTION HALL. There is a CLOAKROOM with WC and wash hand basin, STUDY and double doors opening into the 34ft LOUNGE/DINING AREA. Enjoying a dual aspect with double doors from the dining area opening out to the rear gardens. The feature focal point of this room is the large inglenook fireplace which houses the cast iron log burner. The BREAKFAST KITCHEN is fitted with bespoke maple cabinets along with a centre island proving further work space. The kitchen is quipped with a sink unit and drainer, dishwasher and provision for a Rangemaster cooker. A window and double doors open out to the gardens. From the kitchen a door opens into a SEPERATE UTILITY ROOM offering a sink unit, provision for a washing machine, wall mounted boiler and a door to the side.

Stairs from the reception hall rise to the FIRST FLOOR LANDING with access to an airing cupboard and loft space. The MASTER DOUBLE BEDROOM overlooks the rear elevation with views over the garden and an EN-SUITE BATHROOM comprising a free standing bath, WC, pedestal wash hand basin and a heated towel rail. The second GUEST BEDROOM overlooks the rear garden with a bank of fitted wardrobes. There are TWO FURTHER DOUBLE BEDROOMS and a family BATHROOM fitted with a white suite to include a corner shower, panelled bath, WC and wash hand basin with a wall mounted mirror cabinet.

## OUTSIDE

Set behind a tarmac driveway providing ample parking with access to the adjoining DOUBLE GARAGE which has electric roller shutter doors to the front lights and electricity connected. To the rear, the current owners have created a most beautiful garden, cleverly planted to create privacy and structure to the garden. The garden incorporates a selection of seating and dining areas with a paved patio terrace extending off the back of the property with central steps rising to the lawned garden. Within the garden there is a raised pond, established borders, vegetable path, a selection of dwarf fruit trees and a summer house to retreat too.

## SERVICES:

We are advised by our client that mains water, drainage and electricity are connected. LPG central heating. 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:

Shropshire Council.  
Tax Band: F.

## VIEWING ARRANGEMENTS:

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

## FIXTURES AND FITTINGS:

By separate negotiation.

## DIRECTIONS:

Leaving Bridgnorth proceed out on the B4363 sign posted Cleobury Mortimer. Continue on this road passing through the villages of Oldbury, Glazley and Deuxhill. After passing the turning to Stottesdon/Chorley on your right, proceed into the village of Billingsley. Take the second turning into Bind Lane where Cape Lodge is the first property on the left hand side.

Offers Around £525,000

EPC: D

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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