



Holme Cottage, Knowle Sands, Bridgnorth, Shropshire, WV16 5JL





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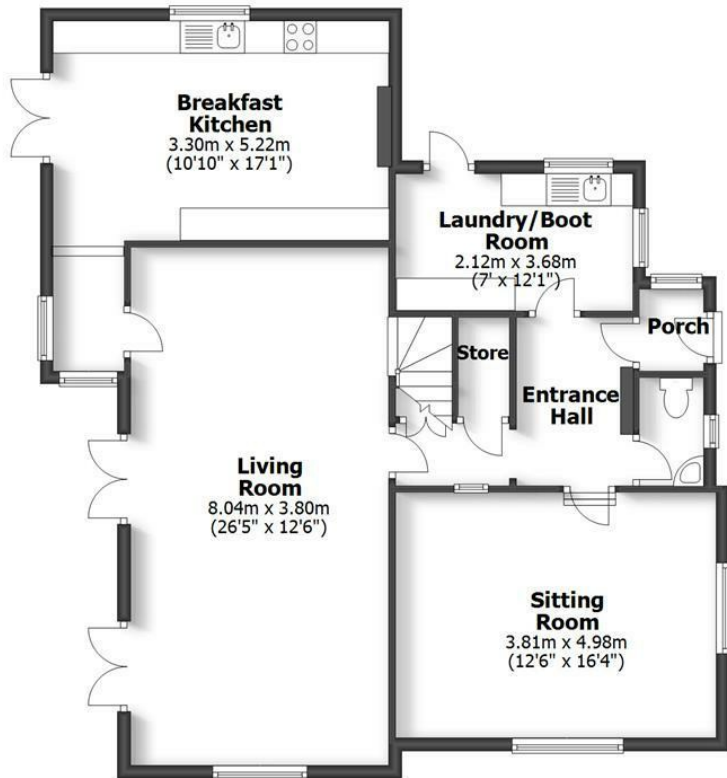
A character cottage on the edge of Bridgnorth, elevated from the River Severn and with views of the viaduct at Daniels Mill. Tastefully presented with large gardens and views - walking distance to Town. VIEWING HIGHLY RECOMMENDED.

Bridgnorth - 1 miles, Much Wenlock - 8.6 miles, Ludlow - 20.5 miles, Telford - 13.9 miles, Kidderminster - 14.5 miles, Shrewsbury - 21.9 miles.
(All distances are approximate).

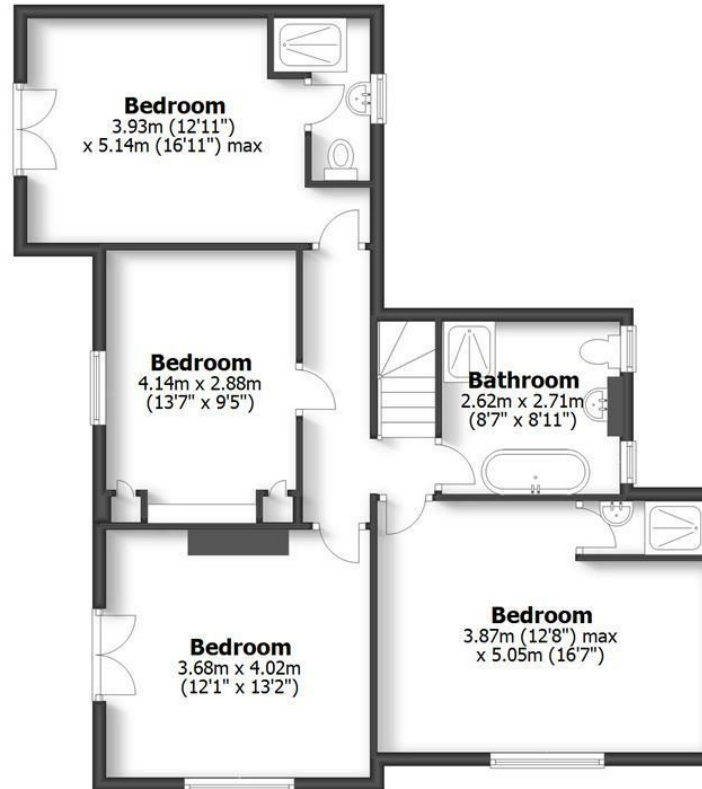
HOLME COTTAGE
KNOWLE SANDS, BRIDGNORTH

HOUSE: 174.5sq.m. 1,878sq.ft.
 GARAGE: 28.9sq.m. 311.1sq.ft.
TOTAL: 203.5sq.m. 2,189.1sq.ft.

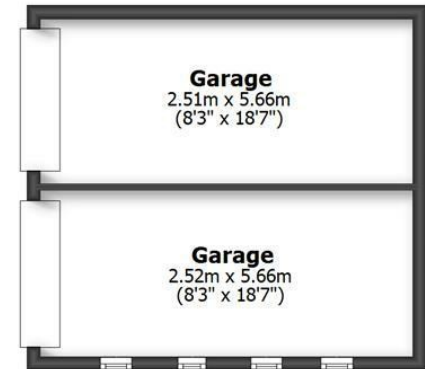
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Ground Floor

First Floor

LOCATION

Knowle Sands is located on the fringes of Bridgnorth just under a mile from the town centre, bordered by the River Severn and the heritage Severn Valley Railway. Holme Cottage is located within this idyllic location enjoying views across the river with the historical Daniels Mill nearby with a view from the kitchen window of the viaduct creating a magical backdrop.

ACCOMMODATION

The cottage has been extensively renovated and most tastefully presented with stylish appointments and as a result, this property has lots of charm and character. Presenting up to date kitchen and bathroom fittings, the windows were replaced in 2018 and there are two working log burners. Entering into an enclosed porch the front door opens through into the reception hall with cloaks storage, guest WC and a useful utility/boot room having base cupboards, inset sink unit, provision for a washing machine and a door to the garden. Steps lead down into the sitting room with windows to the front and side elevations along with a cast iron log burner set upon a brick hearth. The living room features a central log burner with two sets of French doors opening out to the beautiful gardens. The breakfast kitchen is fitted with a range of bespoke painted units to include base cupboards and drawers with work tops over, inset ceramic sink with window looking out across the garden, matching wall cabinets and a range of integrated appliances to include a fridge, freezer, dishwasher, upright double oven and grill and gas hob with extractor hood over. French doors open out to the gardens.

From the living room stairs rise to the first floor landing. The principal double bedroom features a Juliet balcony along with an en-suite shower room comprising a white suite to include a WC, wash hand basin and walk in shower. The second guest double bedroom offers en-suite facilities with study space and windows to the front and side elevations with views across the river. A further double bedroom features a Juliet balcony with views with a fourth bedroom fitted with a range of wardrobes and window to the rear elevation. The generous family bathroom is fitted with a contemporary white suite to include an oval free standing bath with shower attachment, concealed WC, wash hand basin and a walk in shower.

OUTSIDE

The gardens are a particular feature of the house having been re-designed. The current owners have meticulously landscaped the gardens creating wonderful entertaining areas, with al fresco dining, shaped lawns and a colourful array of flowering plants and mature shrubs throughout. Raised borders frame the delightful backdrop of Daniels Mill and the viaduct bordered by sloping fields and woodland. The gardens feature an original well and an ornamental pond with many seating areas created to capture the splendour this garden offers. Steps rise to the upper level of the garden where a suspended terrace has been created to enjoy the evening sun which boasts wonderful elevated views across the valley. There is extensive outdoor lighting.

The gardens do enjoy a considerable degree of privacy with spectacular views all year round. There is a range of remote outside lighting in place illuminating the gardens on an evening.

To the front, a gravelled driveway provides good off road parking with a detached double garage having up/over doors to the front, lights and power points.

SERVICES:

We are advised by our client that all mains water and electricity are connected. LPG gas provides the central heating supply and there is 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:

Shropshire Council www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Leaving Bridgnorth on the B4555, towards Chelmarsh/Highley. Knowle Sands is located just under a mile from Bridgnorth where Holme Cottage is positioned along on the right hand side before the entrance to Daniels Mill.

Offers Around £595,000

EPC: E

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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