



Longmoor House Billingsley, Bridgnorth, Shropshire, WV16 6PH



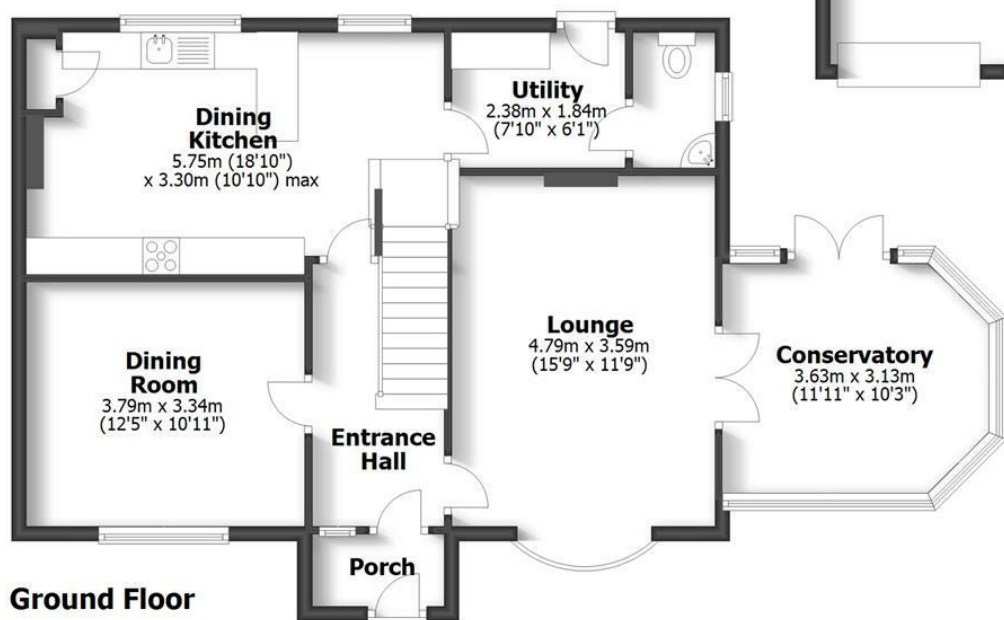


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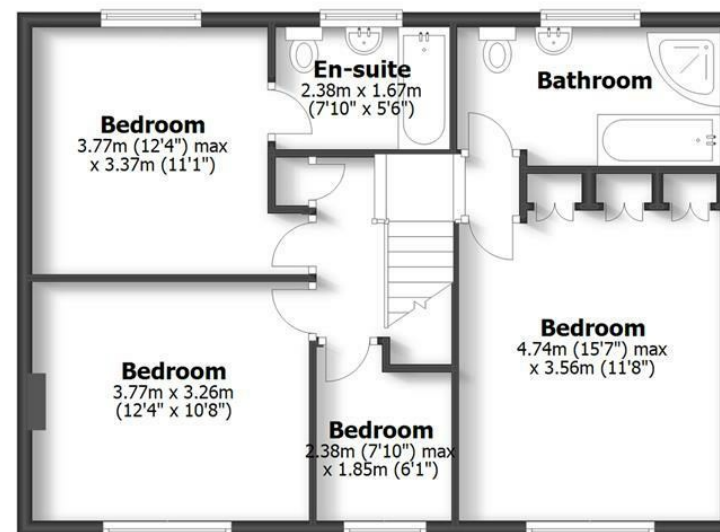
Standing privately in just under half an acre with far reaching views to all aspects, Longmoor House provides four bedroom accommodation with landscaped gardens and a detached double garage.
Bridgnorth - 6 miles, Much Wenlock - 12 miles, Shrewsbury - 25 miles, Telford - 18 miles, Ludlow - 17 miles, Kidderminster - 13 miles, Birmingham - 35 miles.
(All distances are approximate).

LONGMOOR HOUSE

BILLINGSLEY, BRIDGNORTH



Ground Floor



First Floor

HOUSE: 139.5sq.m. 1,501.6sq.ft.
GARAGE: 27.4sq.m. 294.7sq.ft.
TOTAL: 166.9sq.m. 1,796.3sq.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

Situated on the B4363, Billingsley is a small Hamlet south of the Historic Market Town of Bridgnorth heading towards Cleobury Mortimer. 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, cafes 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.

With views to every aspect across the bordering Shropshire Countryside, Longmoor House is light and spacious enjoying private surrounding gardens that extend to around just under half an acre with a detached double garage just over 5 miles from the Historic Market Town of Bridgnorth. Nearby are access points to public footpaths linking many countryside walks.

ACCOMMODATION

An enclosed front porch with front door opens through into the entrance hall having stairs off to the first floor with understairs storage. The lounge has a feature fireplace with double doors opening into the conservatory which extends to the side overlooking the garden. There is a separate dining room along with a modern open plan breakfast kitchen. The kitchen is fitted with a range of matching base cupboards and drawers with work tops over, matching wall cabinets along with fitted appliances to include a fridge, freezer, dishwasher and a cooker. A cupboard houses the central heating boiler. Two windows enjoy an outlook to rear across the open countryside. Leading off the kitchen is a useful utility room having the provision for a washing machine and tumble dryer with a back door to the garden and a guest cloakroom/WC.

From the hall stairs rise off to the first floor landing which has loft access and an airing cupboard. There are three double bedrooms and a smaller fourth bedroom all of which boast far reaching Shropshire views. The principal double bedroom benefits from an en-suite shower room fitted with a white suite to include a WC, wash hand basin, bath with shower over and a heated towel rail. The family bathroom comprises a WC, wash hand basin, heated towel rail, corner shower and a bath.

OUTSIDE

A tarmac driveway provides good off road parking leading to a detached double garage. The garage has two up/over doors to the front, windows and a personnel door to the rear. Lights and power points connected with a boarded loft area. The gardens are landscaped with lawned gardens extending to either side, a patio seating area and decked terrace enjoying a most beautiful vista across the neighbouring farmland and countryside beyond. The gardens are well maintained with an array of well planted borders and established trees giving a high degree of privacy.

SERVICES

We are advised by our client that mains water and electricity are connected. Oil central heating and 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.

Tax Band: D.

www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth proceed out on the B4363 sign posted Cleobury Mortimer. Continue through Oldbury, Glazeley and Deuxhill. and over the bridge passing the turning for Sidbury where Longmoor House can be found a short distance along on the left hand side before entering into Billingsley.

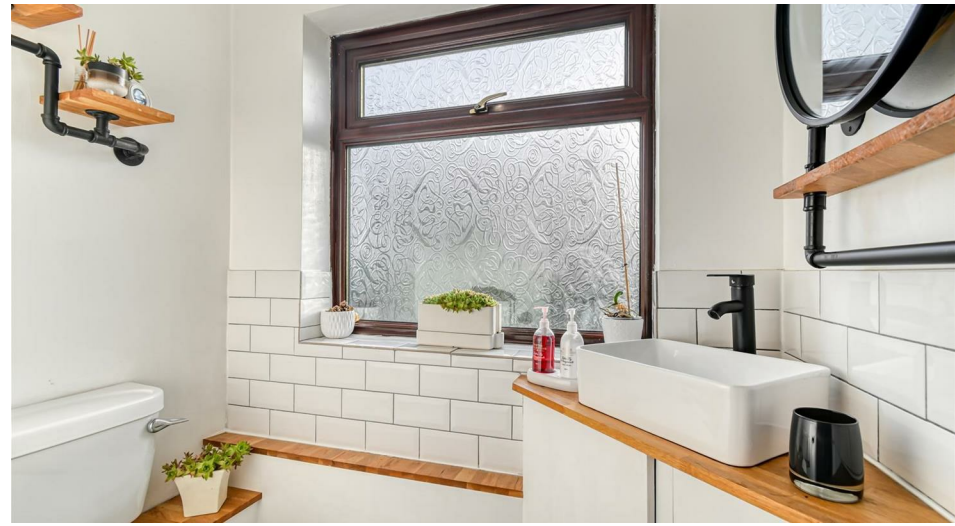
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Offers Around £570,000

EPC: F

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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BERRIMAN EATON