



**The Old Malthouse, Hilton, Bridgnorth, Shropshire, WV15 5PJ**

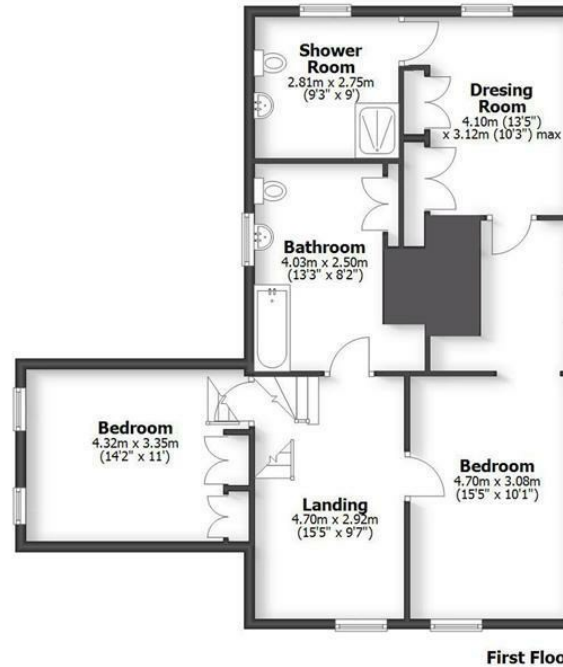




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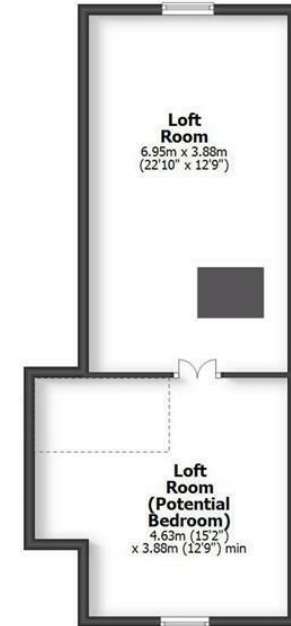
Quite deceptively large (over 1800sq.ft), this period detached home near the village of Worfield, offers much charm and character with Inglenook fireplaces and exposed beams and floor boards. Set back behind a cottage garden, with a double garage and garden to the rear. Great potential. NO UPWARD CHAIN.  
Bridgnorth - 5 miles, Telford - 11 miles, Much Wenlock - 13 miles, Wolverhampton - 10 miles, Kidderminster - 15 miles, Stourbridge - 13.2 miles, Ludlow - 24 miles, Birmingham - 31 miles.  
(All distances are approximate).

# THE OLD MALTHOUSE HILTON



HOUSE 167.4sq.m. 1,802.1sq.ft.  
 CELLAR: 13.3sq.m. 143.3sq.ft.  
 LOFT: 48.5sq.m. 522.6sq.ft.  
 GARAGE: 31.4sq.m. 338.0sq.ft.  
**TOTAL: 260.6sq.m. 2,806.0sq.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

The hamlet of Hilton near Worfield, is located only a short distance from the historic market town of Bridgnorth off the A454 between the major centres of Wolverhampton, Telford, Dudley and Stourbridge making an ideal base for commuters. There are more local amenities with a general store and popular café located in Rudge Heath and Worfield village, where there is a Post Office and GOOD Ofsted rated (2024) village school and nursery. Locally there are a number of good pubs and eateries, with near-by public transport services. This semi rural location provides instant access to an abundance of beautiful countryside walks and there is an excellent choice of golf, tennis and cricket clubs.

## ACCOMMODATION

A solid Oak front door opens into the living room featuring exposed beams and a large inglenook fireplace housing a newly installed Stovax wood burning stove . From here, there is a door giving access to the cellar, stairs off and an inner hall laid with a flag stone floor leading through into the kitchen with double doors opening to the side. The large breakfast kitchen is laid with Amtico flooring with a door and windows looking out to the garden. The kitchen is fitted with bespoke pine cabinets, work tops and appliances to include an oven, electric hob with extractor hood, fridge/freezer and provision for a dishwasher and washing machine. A large inglenook fireplace houses a wood burning stove along with a beamed ceiling. There is a guest WC with an adjoining store.

From the living room stairs rise to an upper level dining room/bedroom, having a beamed ceiling and windows looking out to the front and rear elevations. A further staircase leads to the first floor landing/library area with a window to the front elevation. The principal double bedroom features exposed beam work with a window overlooking the front. Leading off the bedroom is a large dressing room with fitted wardrobes and an adjoining en-suite shower room. There is a further double bedroom and a good sized family bathroom fitted with a suite to include a WC, pedestal hand basin and a cast iron bath along with an airing cupboard. Accessed from the landing are two large large loft rooms with windows which offer great potential to become further bedrooms.

## OUTSIDE

The property is set back behind a cottage garden with a gate and footpath leading to the front entrance. To the side is a double width driveway with access to the double garage having two sets of solid oak doors to the front and a pedestrian door to the rear. The rear garden offers a low maintenance upkeep with a large patio area and raised shrub borders enclosed with a fence boundary with side access. Within the garden is a large timber framed garden building with an adjoining store that would be suitable as an home office/studio having been insulated with electricity connected.

## SERVICES

We are advised by our clients that mains water, drainage and electricity are connected. Verification should be obtained from your surveyor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: F.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on the A454. Hilton is approximately 5 miles from Bridgnorth. When entering the Hamlet of Hilton, The Old Malthouse is positioned on the right hand side within the lay-by.

Offers Around £450,000

EPC: G

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**