

The Barn, Manor Farm High Street, Stottesdon, Kidderminster, Shropshire, DY14 8UA

BERRIMAN
EATON

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Positioned within the heart of this picturesque village, The Barn provides three double bedroom accommodation, immaculately presented, with a large loft room, enclosed by landscaped gardens and benefits from private parking.
Bridgnorth - 9 miles, Ludlow - 14 miles, Kidderminster - 13 miles, Much Wenlock - 16 miles, Shrewsbury - 31 miles, Telford - 22 miles.
(All distances are approximate).

LOCATION
Stottesdon village is situated amidst the wonderful Shropshire countryside between the historic market towns of Bridgnorth and Ludlow. Within the village there is a local country pub and great countryside walks and bridleways, along with a primary school, doctors surgery and a church. Further local attractions and facilities within easy reach of Stottesdon include Shropshire Adventures & Equestrian centre, Chelmarsh Reservoir for sailing enthusiasts, golf courses and the vintage Severn Valley Railway and Country Park.

ACCOMMODATION
Approached from the front private courtyard, a door opens into the breakfast kitchen with engineered oak flooring and exposed beams. There is a range of fitted base cupboards, drawers, and wall cabinets together with worktops, sink unit and the provision for appliances. Full height glazed windows and door provide good natural light with an outlook to the garden. The lounge enjoys a dual aspect along with a feature brick fireplace housing a multi fuel log burner. The inner hall leads to the three double bedrooms together with the family bathroom which comprises a white suite to include a WC, hand basin and a corner bath with shower over. There is also a further guest cloakroom/WC. From the hall there is an additional front door and access to the large loft room providing versatile space and excellent storage with with convenient access.

OUTSIDE
The gardens are beautifully landscaped to both the front and rear of the barn, enclosed by picket fencing with shaped lawns, patio terraces and mature planted borders, raised vegetable beds along with a garden shed, greenhouse and a log store. A shared gravelled driveway leads to a communal parking area where there are two allocated parking spaces and an EV charger.

SERVICES
We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained from your surveyor.

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

COUNCIL TAX
Tax Band: D.
Shropshire Council.

FIXTURES AND FITTINGS
By separate negotiation.

POSSESSION
Vacant possession will be given on completion.

VIEWING ARRANGEMENTS
Strictly by appointment through the BRIDGNORTH OFFICE.

DIRECTIONS
Leaving Bridgnorth on the B4363 Cleobury Mortimer road. Follow the road along passing through the hamlets of Oldbury, Glazeley and Deuxhill. After approximately 6 miles take a right turn sign posted Stottesdon/Chorley. Continue to follow the lane along where you will enter the High Street of Stottesdon. At the junction The Barn entrance can be found just ahead.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Asking Price
£350,000

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.






THE BARN
MANOR FARM, STOTTESDON

BARN:	99.1sq.m.	1,066.8sq.ft.
LOFT ROOM:	17.0sq.m.	182.5sq.ft.
TOTAL:	**116.1sq.m.**	**1,249.3sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
OF DOORS, WINDOWS, APPLIANCES
FEATURES ARE APPROXIMATE









