



Lye Mill Morville, Bridgnorth, Shropshire, WV16 6TX

BERRIMAN
EATON





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Just a few miles from the popular market town of Bridgnorth, Lye Mill enjoys this quiet, idyllic setting with open views across the adjoining farmland and countryside beyond. This is a pretty, well appointed cottage with charming features throughout along with the original detached mill house, large range of outbuildings and mature, private gardens. Viewing is highly recommended.

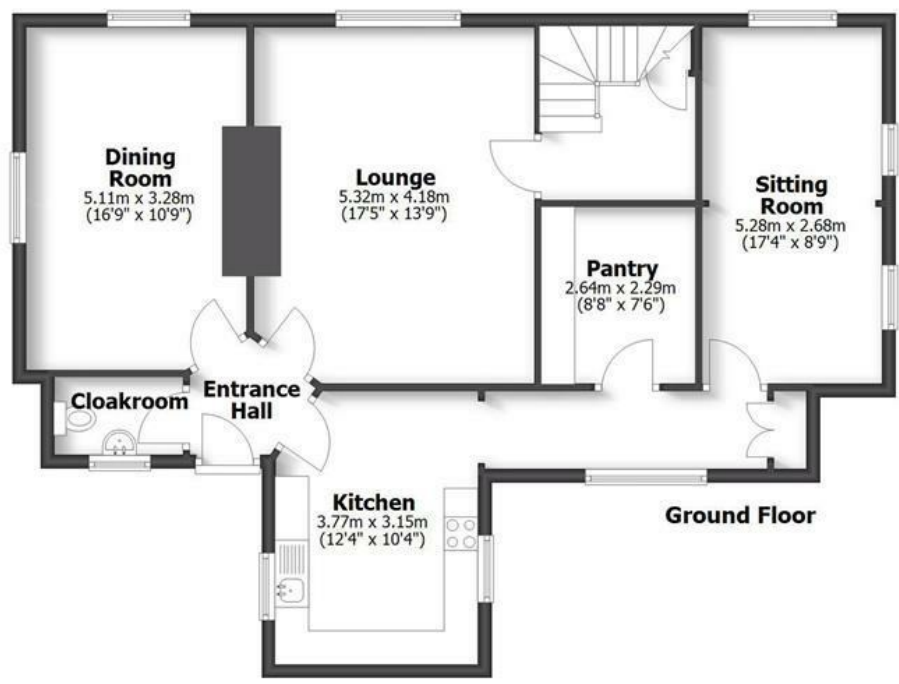
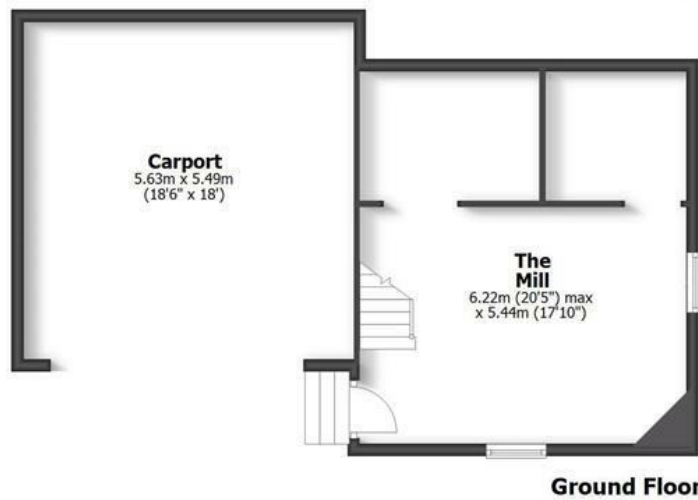
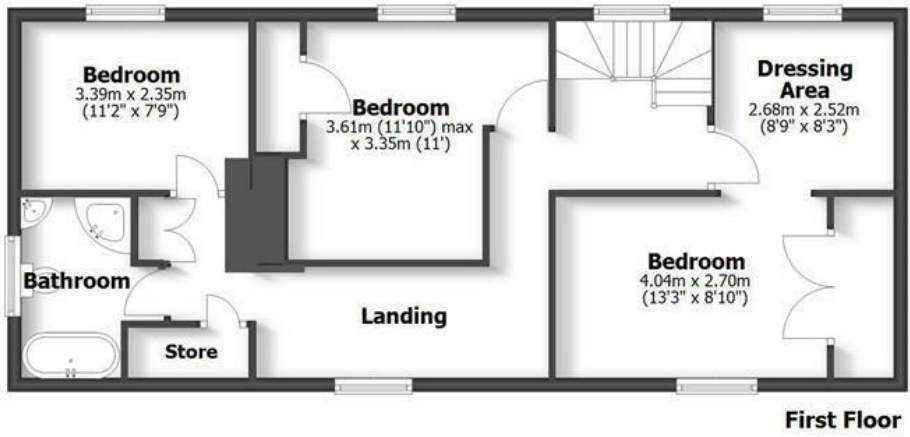
Bridgnorth - 3 miles, Much Wenlock - 6 miles, Shrewsbury - 19 miles, Telford - 14 miles, Ludlow - 19 miles, Wolverhampton - 18 miles.

(All distances are approximate).

LYE MILL
MORVILLE, BRIDGNORTH

HOUSE:	159.0sq.m.	1,711.2sq.ft.
CARPOT:	30.9sq.m.	333.0sq.ft.
THE MILL:	69.8sq.m.	751.5sq.ft.
OUTBUILDINGS:	130.6sq.m.	1,406.2sq.ft.
TOTAL:	390.3sq.m.	4,201.9sq.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 Lye borders the village of Morville situated between Bridgnorth and Much Wenlock. Morville has an active community with a primary school, village hall, Church and a popular local public house/restaurant. Being just over 3 miles from Bridgnorth Town centre, it is easily accessible with public transport available close by. Bridgnorth town is home to many places of interest such as the Severn Valley Railway, Cliff Railway and the River Severn. There is a wide selection of facilities that the town has to offer from shops, cafés, pubs and restaurants to first and secondary schooling, leisure/sports clubs, golf clubs and health care. There is also access to great countryside walks along the River Severn which also provides outdoor activities during the summer months.

ACCOMODATION

Elevated and approached by steps to the rear, this character beamed cottage has been extended and enjoys a selection of large redundant out-buildings. The entrance hall is laid with quarry tiles with doors off to living accommodation and a guest cloakroom/WC. There are two large reception rooms, which accommodate a formal dining room having windows to the front and side elevations along with a feature fireplace. The lounge has a charming fireplace with a log burner and a window to the front with views of the garden. The kitchen has a classic 'farmhouse' feel, with quarry tiles, good cupboard space electric cooker and hood, sink and provisions for undercounter fridge freezer. A hallway, with cloaks storage connects to a utility/pantry room with provisions for a washing machine and dryer. Beyond is a further versatile reception room enjoying much natural light from the windows that overlook the gardens. The inner hallway provides a turning staircase rising to the first floor landing with understairs storage.

The first floor landing area provides good space along with an airing cupboard and fitted storage. Doors lead off to the three bedrooms and a family bathroom which comprises a suite to include a free standing bath, walk in shower, WC, hand basin and a heated towel rail. The principal double bedroom has a built in wardrobe and dressing area enjoying a dual aspect looking out over the gardens and beyond.

OUTSIDE

Off the lane the large carriage driveway and carport provides ample parking for multiple vehicles. The peaceful garden is well landscaped and beautifully kept, with an attractive outlook, a large lawn, gravelled seating areas, planted beds and mature trees. The old mill serves as a fantastic outbuilding, Grade II Listed and full of character, providing plentiful storage over two floors but in need of improvement. Furthermore, there are two large old wooden chicken barns.

SERVICES

We are advised by our clients that mains water and electricity are connected. Oil fired central heating and private drainage via a shared septic tank with the neighbouring property. Verification should be obtained by your Surveyor.

TENURE

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

COUNCIL TAX

Shropshire Council, Tax Band: F.
<https://www.gov.uk/council-tax-bands>

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only. Please contact the Bridgnorth Office.

DIRECTIONS

Leaving Bridgnorth proceed out towards Much Wenlock on the A458. Before entering the village of Morville, turn left into Telegraph Lane then turn right signposted The Lye. Continue to follow the lane along crossing over the Mor Brook taking the next turning on your right where Lye Mill can be found a short distance along on the right hand side.

Offers Around £725,000

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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