



The Old Waterworks Cottage, 32 Telford Road, Bridgnorth, Shropshire, WV15 5NG

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Nestled on the scenic banks of the River Severn, this charming period three-bedroom detached cottage offers the perfect blend of charm and privacy, yet close to the towns amenities with a footpath to Town. Set behind iron gates, the property boasts private fishing rights, tranquil river views and jetty, generous gardens, ample parking, and a detached garage—making it an idyllic riverside retreat. Bridgnorth town centre - 0.7 miles, Kidderminster - 14 miles, Telford - 12.5 miles, Much Wenlock - 9.4 miles, Shrewsbury - 22 miles, Wolverhampton - 14 miles, Birmingham - 38 miles. (All distances are approximate).

LOCATION

Situated around a mile from the town centre, The Old Waterworks Cottage enjoys an idyllic location within walking distance of historic Bridgnorth. A scenic footpath from the bottom of the garden offers a delightful riverside walk into Low Town, making it a perfect blend of countryside tranquillity and town convenience.

Bridgnorth itself is a picturesque market town steeped in history, known for its striking architecture, listed buildings, and charming churches. One of its standout attractions is the renowned Severn Valley Railway, where vintage steam trains offer nostalgic journeys through beautiful countryside all the way to Kidderminster. The town offers an excellent range of amenities, including independent shops, cafes, traditional pubs, and diverse restaurants. Regular markets and themed events add to its vibrant community feel. Practical needs are well catered for too, with healthcare services, a hospital, supermarkets, and both primary and secondary schools.

Leisure and cultural offerings are plentiful—residents and visitors can enjoy the town's art deco cinema or take in live performances at the intimate 'Theatre on the Steps,' which showcases drama, music, and dance throughout the year.

For outdoor enthusiasts, Bridgnorth provides numerous walking and cycling routes along the River Severn and beyond, with opportunities to explore scenic countryside and historic paths, including the famous funicular cliff railway that links High Town and Low Town.

ACCOMMODATION

The Old Waterworks Cottage is approached through wrought iron gates that open onto a generous driveway, offering ample parking. A pretty courtyard welcomes you to the front entrance, where a door leads into the central entrance hall.

The breakfast kitchen is well-appointed with a range of matching base and wall units, worktops, and an inset ceramic sink together with ample space for appliances. The property boasts three elegant reception rooms which include a formal dining room featuring a corner fireplace and a window to the side elevation. A walk-through sitting room offers access to a private rear courtyard garden and is centred around a traditional fireplace with surround, creating a warm and relaxed atmosphere. Double doors lead from the sitting room into a light-filled living room, enjoying feature windows to all sides and patio doors opening onto the rear terrace with views across to the river. The living room also features a large exposed brick fireplace housing a log-burning stove set on a tiled hearth.

Accessed from the hall is the main house bathroom fitted with a classic white suite including a WC, pedestal hand basin, freestanding bath, and separate shower enclosure. A door provides access to the staircase leading to the first floor.

From the landing area, there are three well-proportioned bedrooms, including two generous doubles. The master bedroom offers a vaulted ceiling that adds a sense of space and character, along with delightful views of the garden and River Severn.

OUTSIDE

From the road, gated access opens onto a generous driveway that offers ample off-road parking and leads to a detached garage, complete with lighting and power supply. Adjacent to the garage is a large greenhouse - perfect for gardening enthusiasts. A small detached wash house sits beside the cottage, providing excellent additional storage or potential as a hobby room. It also includes provisions for laundry appliances and a WC, adding further practicality to this versatile space.

The gardens wrap around the side and rear of the cottage, thoughtfully landscaped to include private paved courtyards, mature planted borders, and a lawned area extending to the rear. The garden is well screened by established trees, offering excellent privacy and a peaceful atmosphere.

At the bottom of the garden, a footbridge (crosses a lower level public footpath) that leads to a private riverside garden terrace set directly on the banks of the River Severn. This idyllic spot is perfect for launching a boat or canoe, or even relaxing in the evening sun, watching the abundant local wildlife. The cottage benefits from its own private fishing rights.

NB

We have been advised by our client that the property was built circa 1861. They have also confirmed that, during their period of ownership, the property has not experienced any flooding. However, we recommend that this information be verified by your solicitor. as part of the conveyancing process.

SERVICES

We are advised that the property is on mains water, gas and electricity. Private drainage. Verification should be obtained by your solicitor.

TENURE

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

COUNCIL TAX

Shropshire Council.
Tax Band: E.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Bridgnorth take the A442 towards Telford. Continue on this road where The Old Waterworks Cottage can be found along on the left hand side identified by our for sale board.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

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Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£675,000

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 OLD WATERWORKS COTTAGE

32 TELFORD ROAD, BRIDGNORTH



Ground Floor



First Floor

HOUSE: 108.7sq.m. 1,169.5sq.ft.
GARAGE: 17.9sq.m. 192.3sq.ft.
THE WASH HOUSE: 13.6sq.m. 146.0sq.ft.
TOTAL: 140.2sq.m 1,507.8sq.ft.

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

