



11, Hopstone, Claverley, Wolverhampton, Shropshire, WV5 7BW

BERRIMAN
EATON

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An idyllic, renovated character cottage within walking distance of Claverley village. Nestled in a peaceful and picturesque setting, this beautifully presented detached sandstone cottage features three well appointed bedrooms and a bespoke garden room designed and installed by 'Rebate'. Additional benefits include a detached garage and private, well-maintained gardens. Bridgnorth - 5 miles, Wombourne - 7 miles, Telford - 15 miles, Kidderminster - 14 miles, Stourbridge - 13 miles, Shrewsbury - 26 miles, Birmingham - 26 miles. (All distances are approximate).

LOCATION

Claverley is a picturesque village surrounded by Shropshire countryside, ideally situated between the City of Wolverhampton and the historic market town of Bridgnorth, just off the A454. The village offers a thriving community and a wealth of local amenities, including a Primary School and nursery, Doctors/Surgery, Church, local pubs, Village Hall, and a Tennis Club, all within easy walking distance.

Claverley also provides direct access to a network of scenic walks and bridleways, perfect for outdoor enthusiasts. This location offers good transport links, making it a convenient base for commuting to the West Midlands and beyond.

ACCOMMODATION

This charming detached sandstone cottage offers a blend of period character and modern comfort. Set just outside the picturesque village of Claverley, the property boasts a tranquil countryside setting enjoying a most peaceful private aspect.

The front door opens into a reception hall, laid with flagstone flooring, exposed beams and a useful understairs cupboard providing practical storage. A feature double-sided multi-fuel log burner creates a cosy focal point, shared with the adjoining lounge. The bespoke kitchen is beautifully appointed with a range of handcrafted base and wall units, display cabinetry, granite worktops, and an inset Belfast sink with mixer tap, complete with an ESSE stove and central island complimented by the flagstone flooring and exposed beams. Adjoining the kitchen is the impressive Rebate garden room offering flexible accommodation for relaxing or formal dining. The lounge continues the cottage's characterful feel, with exposed wooden flooring. Leading off the lounge is a versatile office or additional bedroom, complete with a cloakroom fitted with a WC and wash hand basin. There is also the provision for laundry appliances.

To the first floor are two beautifully presented double bedrooms, each featuring vaulted ceilings and exposed beams that add character and a wonderful sense of space. Both rooms enjoy windows to the front elevation, offering rural views across the surrounding countryside. The master bedroom enjoys the added luxury of an en-suite shower room, complete with a corner shower, WC, wash hand basin, and a useful airing cupboard. The family bathroom serves the second bedroom offering a roll-top bath, corner shower, wash hand basin, and WC.

OUTSIDE

The property is approached a gravel driveway with generous parking and access to a detached garage with eaves storage and a log store. Steps lead up to an elevated front patio terrace with the beautifully landscaped garden beyond filled with a variety of plants and shrubs, winding pathways, a greenhouse, and a further paved patio area. The cottage enjoys wonderful views over the surrounding countryside, with a southerly aspect for all day sunshine on the terrace.

SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and drainage via a septic tank. Verification should be obtained by your surveyor.

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.

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, head towards Wolverhampton on the A454. Upon reaching Wyken, take a right turn immediately after the petrol station. Continue along this lane for approximately 1.6 miles. As you descend down the hill, take a sharp right-hand turn into Hopstone. The entrance is on the right-hand side and is accessed via an unadopted road.

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Offers Around
£600,000

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.



11 HOPSTONE CLAVERLEY, SHROPSHIRE



HOUSE: 132.6sq.m. 1,427.1sq.ft.
GARAGE: 19.1sq.m. 205.6sq.ft.
TOTAL: 151.7sq.m. 1,632.7sq.ft.

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



