Harpsford Mill Farm and Annexe Ludlow Road, Bridgnorth, WV16 5NN

BERRIMAN
EATON

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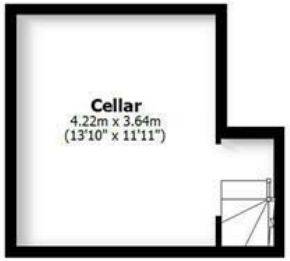
A charming four-bedroom detached farmhouse with a high quality adjoining annexe, conveniently close to Town and the local amenities. With period style rooms and a farmhouse kitchen.
Bridgnorth - 1.5 miles, Much Wenlock - 7 miles, Ludlow - 17 miles, Telford - 16 miles, Kidderminster - 15 miles, Shrewsbury - 20 miles. Birmingham - 39 miles.
(All distances are approximate).

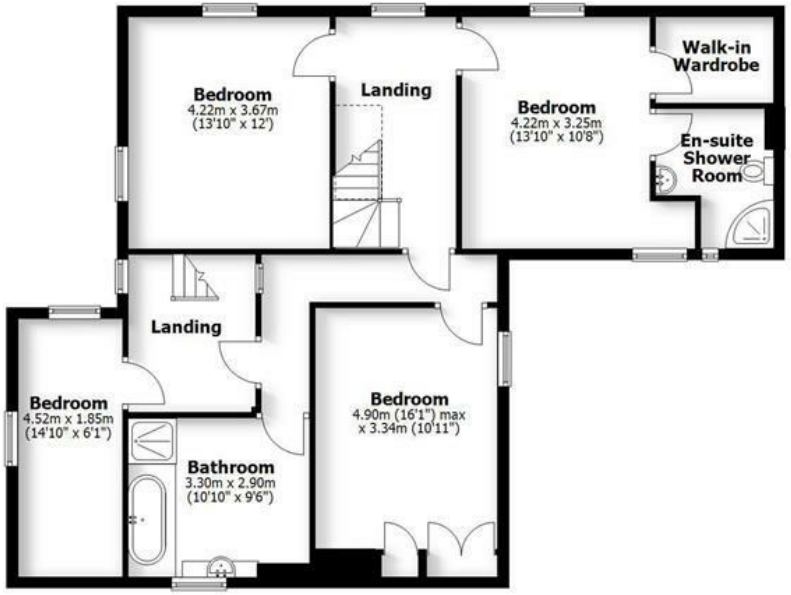
HARPSFORD MILL FARM
LUDLOW ROAD, BRIDGNORTH

HOUSE:	230.0sq.m.	2,476.0sq.ft.
ANNEX:	42.6sq.m.	459.0sq.ft.
CELLAR:	17.4sq.m.	187.5sq.ft.
OUTBUILDINGS:	56.8sq.m.	611.6sq.ft.
TOTAL:	**346.8q.m.**	**3,734.1sq.ft.**

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



Ground Floor



First Floor

LOCATION
With easy and convenient access just off the B4364 Ludlow Road, Harpsford Mill Farm is set back off the road on the left hand side. Located just over 1 mile from Bridgnorth, the property offers both rural living within easy reach of the historic market town and all the amenities Bridgnorth has to offer. The town blends historical attractions with modern amenities, medical facilities including a local hospital and a range of pubs, shops, restaurants, leisure centre plus primary schools and two secondary schools with easy commuting distance to the West Midlands.

OVERVIEW
Harpsford Mill Farm is a large 4 bedroom period residence, Linked to the house by a garden room but also having a separate access, is a fully self contained cottage (built around 12 years ago to a high standard with annexe planning use). The original farmhouse has been sympathetically and tastefully renovated whilst maintaining the character and charm to include exposed oak beams and quarry tiled floors. Overall this presents a rare opportunity to combine a home with an annexe for family members or indeed a holiday let income - subject to any planning required.

ACCOMMODATION
Harpsford Mill Farm offers a spacious layout with around 2,400sq.ft of living accommodation arranged over two storeys, upgraded to provide the perfect family home. Entering through the front door into a welcoming reception hall with stairs leading to the first floor and a quarry tiled floor, access leads on into a farmhouse kitchen and two more formal elegant reception rooms with feature fireplaces and log burners. The large kitchen is an excellent practical space centred around a 4 door AGA, with fitted wall and base units, work tops, a Belfast sink plus a built in BOSCH oven. A door leads into a separate boot room and Landry with plumbing for a washing machine and tumble dryer. Beyond the kitchen, a large oak framed garden room, with underfloor heating is filled with natural light and links to the cottage and gardens, whilst enjoying far reaching views over the gardens and surrounding fields.

On the first floor the landing leads to the following: principal bedroom with a dressing room and en-suite bathroom comprising a large corner shower, hand basin, WC and fireplace. There are two further double bedrooms with fitted wardrobes and fireplaces and a single bedroom. The house bathroom includes a large walk in shower, large double width bath, WC, hand basin and heated towel rail.

GARDENS
Bordering the brook, the gardens are mainly laid to lawn with flower borders and a variety of planted established shrubs. There is parking at the front. A store access from the garden houses the oil tank.
TO THE REAR PLEASE NOTE; There is a right of way gated side access across the neighbouring land to access the oil tank and workshop at the rear. This also includes further parking.

ROSE COTTAGE (ANNEXE)
Rose Cottage, a one bedroom annexe was built around 12 years ago, to a high standard benefitting from underfloor heating throughout. Accessed via a separate front door the annexe comprises of a lounge area with clear view log burner. The kitchen area has a range of fitted units incorporating plumbing for a washing machine and tumble dryer plus an integral hob and BOSCH oven. Exposed oak beams and oak doors give the annexe character and charm. A door from the kitchen leads into the bedroom which has fitted wardrobes and an en-suite wet room. The wet room comprises a fitted shower, WC and hand wash basin. A further door links to the Farmhouse garden room.

SERVICES
We are advised by our client that all mains electricity and water are connected. Oil central heating and drainage via a newly installed septic tank (December 2025). Verification should be obtained from your surveyor.

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

COUNCIL TAX
Shropshire Council.
Harpsford Mill Farm - Tax Band: D
Rose Cottage - Tax Band: A

FIXTURES AND FITTINGS:
By separate negotiation.

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

Offers Around £800,000

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.

Harpsford Mill Farm

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