



Lye Mill (House, Mill and Outbuildings) Morville, Bridgnorth, Shropshire, WV16 6TX





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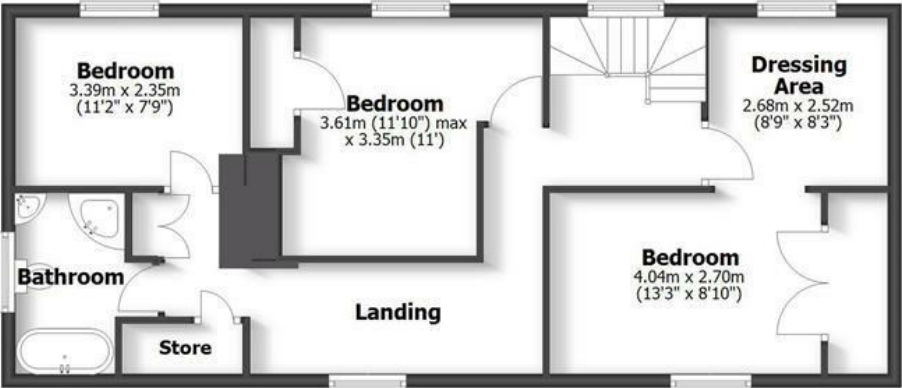
Just a few miles from the popular market town of Bridgnorth, Lye Mill combines a large character cottage with the detached Mill presenting a renovation or conversion opportunity (STPP) for a detached dwelling or work/hobby use, along with a range of timber barns. In just over half an acre, the location is a quiet, idyllic setting with open views across adjoining farmland, away from major roads with excellent walking opportunities including footpaths to Morville Hall and the Acton Pub. The large grounds are mature with an impressive gated driveway. Viewing is highly recommended. NO UPWARD CHAIN.

Bridgnorth - 3 miles, Much Wenlock - 6 miles, Shrewsbury - 19 miles, Telford - 14 miles, Ludlow - 19 miles, Wolverhampton - 18 miles.
(All distances are approximate).

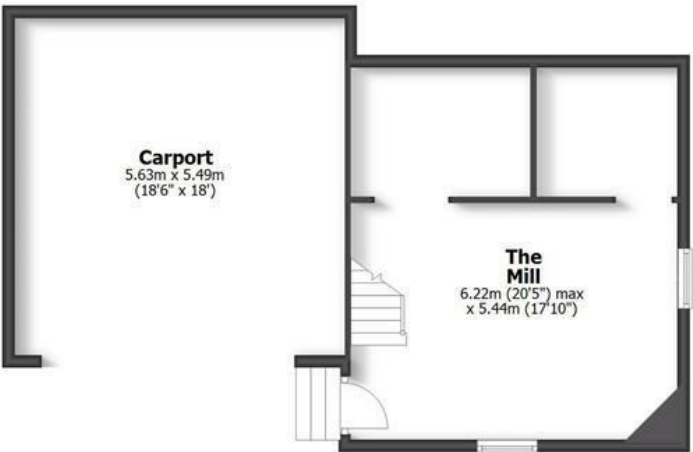
LYE MILL
MORVILLE, BRIDGNORTH

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



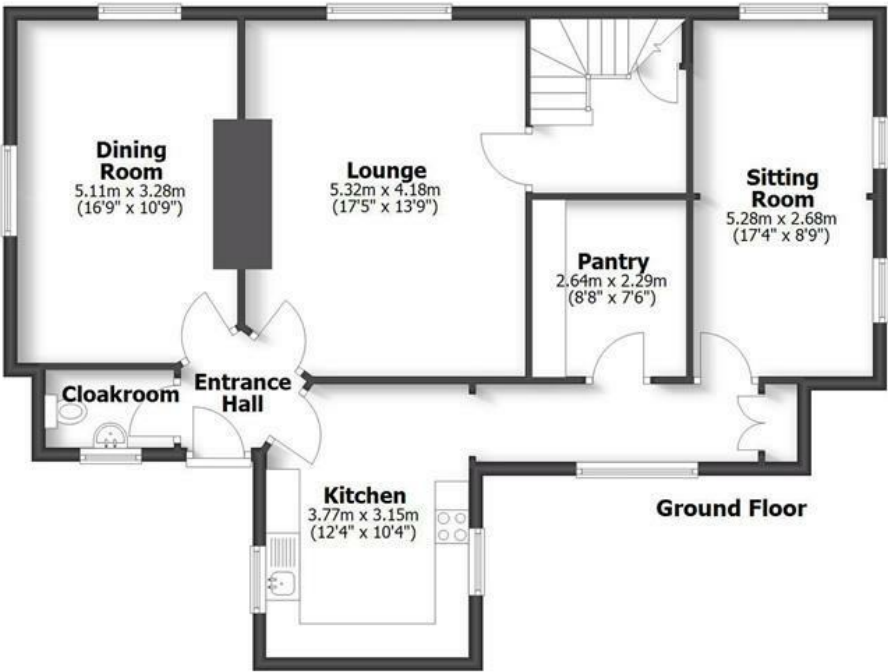
First Floor



Ground Floor



First Floor



Ground Floor



Outbuilding

LOCATION

The Lye borders the village of Morville situated between Bridgnorth and Much Wenlock. From the lane there are a choice of public footpaths and bridleways including the Jack Mytton Way which has around 100 miles weaving through Shropshire. Morville has an active community with a primary school, village hall, Church and a popular local public house/restaurant. Located just over 3 miles from Bridgnorth town where there are 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.

ACCOMMODATION

Elevated and approached by steps to the rear, this character beamed home creates a spacious interior with countryside views from all aspects. The entrance hall is laid with quarry tiles with doors off to living accommodation and a guest cloakroom/WC. There are three 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 open fireplace and a window to the front with views of the garden. The kitchen is fitted with quarry tiled flooring, good cupboard space, electric cooker and hood, sink and provisions for undercounter fridge freezer. A hallway, with cloaks storage connects to a large pantry room with the original settles. Beyond is the third 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 with the second bedroom also having a built in wardrobe.

MILL AND BARNs

Not Listed, the original detached old mill building has scope (subject to planning permission), for further accommodation, studio or office space if desired. Also accessed from the drive are two large wooden single storey barns approx. 12m x 5.5m each and provide a great storage area.

OUTSIDE

Off the lane, the large carriage driveway and carport provides ample parking for multiple vehicles with a centre Island. The peaceful garden is landscaped with an array of spring and summer planting to include a large lawn, gravelled seating areas, planted beds and mature trees. The garden is enclosed by stock fencing and borders farmland.

SERVICES

We are advised by our clients that mains water and electricity are connected, with Ultrafast full fibre Broadband now 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.

Asking Price £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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BERRIMAN EATON