



Church View, 15 St Leonards Close, Bridgnorth, Shropshire, WV16 4EJ

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A beautifully appointed and thoughtfully extended character cottage, set within the highly sought after Conservation Area of High Town. Enjoying delightful views over St Leonard's Church, the property combines historic charm with stylish modern living. Ideally located just moments from the High Street's amenities, with the added benefit of resident permit parking.

Much Wenlock - 8 miles, Ironbridge - 8 miles, Telford - 13 miles, Kidderminster - 15 miles, Wolverhampton - 15 miles, Shrewsbury - 21 miles, Ludlow - 20 miles.

(All distances are approximate).

## LOCATION

St Leonards Close enjoys a highly sought after position within the heart of this historic market town, with attractive views towards St Leonard's Church. Tucked away just off the High Street, this unique setting offers the perfect balance of privacy and convenience, allowing residents to enjoy the town's excellent range of amenities all within easy walking distance. The vibrant High Street hosts an impressive selection of independent shops, traditional pubs and bars, stylish cafés and well regarded restaurants. The area is also well served by a choice of primary and secondary schools, healthcare services including a hospital, and a wide variety of sports and leisure facilities, including several nearby golf clubs.

The town is also rich in heritage and visitor attractions, with highlights including the Severn Valley Railway, the Northgate Museum, the historic funicular cliff railway, and picturesque walks and cycle routes along the banks of the River Severn.

## ACCOMMODATION

Dating from circa 1852, this exceptional cottage is beautifully presented combining period charm with modern comfort, featuring fully double glazed timber windows, gas central heating with traditional cast iron radiators, and beautifully restored exposed brickwork and beams throughout. Viewing is highly recommended.

Arranged over three floors, the cottage boasts sash windows to the front and a private low maintenance landscaped courtyard garden to the rear. On entering, the lounge welcomes you with oak effect Karndean flooring, a charming exposed brick corner fireplace, and a sash window framing views to the front. Stairs rise to the first floor accommodation, while a step down from the lounge leads into the extended open plan breakfast kitchen. Flooded with natural light from a large lantern skylight, the kitchen is fitted with a range of contemporary cabinets, worktops, a sink, and integrated appliances including a fridge, freezer, oven, and ceramic hob, with provision for a dishwasher and washing machine. A stable door opens out into the rear courtyard.

The first floor bedroom features an exposed corner fireplace and sash window overlooking St Leonards Church, accompanied by a contemporary bathroom with a WC, vanity basin, bath, and separate shower. A further staircase leads to the second floor bedroom, which enjoys dual aspect elevated views over St Leonards Close and a feature exposed fireplace, perfectly blending character and style.

## OUTSIDE

From the kitchen, a stable door opens into a neatly landscaped courtyard garden, offering a peaceful and private retreat. The space features an attractive block-paved seating area, with a step leading up to a paved pathway bordered by decorative slate. The garden also benefits from an external cold water tap and a double outdoor power socket for added convenience.

## SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from 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: C.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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£315,000

EPC: C

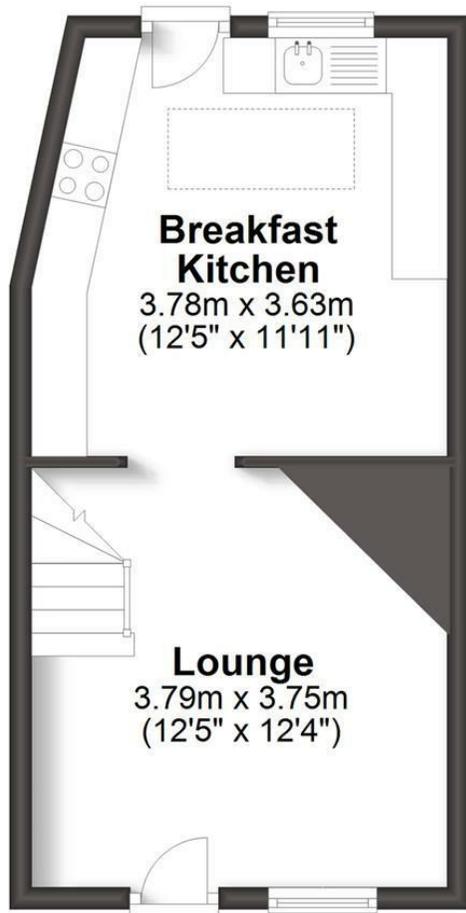
[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

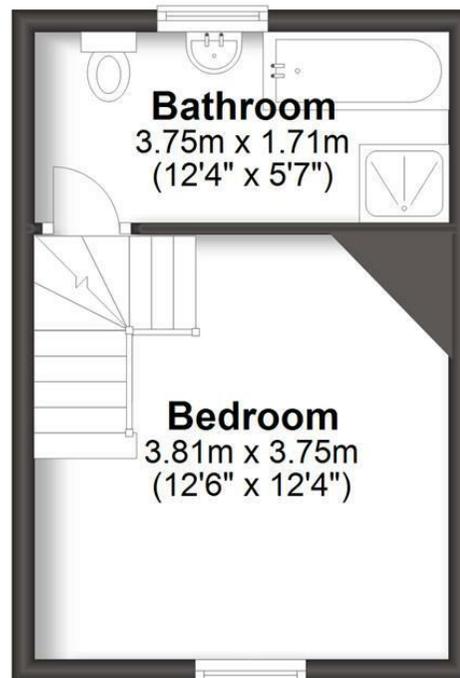


# 15 ST LEONARDS CLOSE BRIDGNORTH

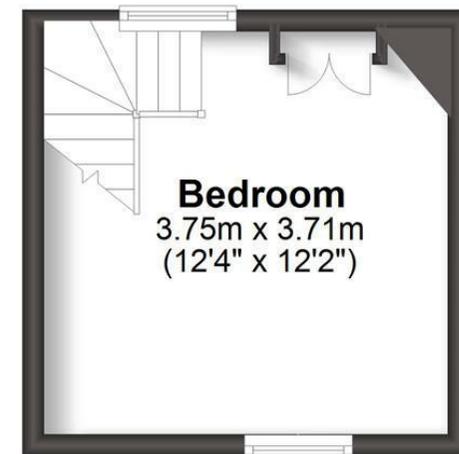
**TOTAL: 63.2sq.m. 680.2sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

