



**Wayside Lodge Buildwas Road, Ironbridge, Telford, TF8 7BJ**





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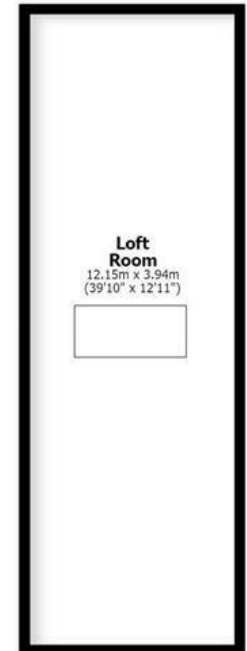
With views, this recently completed home with around 2,500sq.ft of luxury living accommodation and a double garage, has blended high tech and modern day features, with period style and elegance. A truly rare property with great privacy in a mature setting for our buyers seeking an ultimate high end home.

Telford Town Centre - 6.3 miles, Much Wenlock - 5 miles, Shrewsbury - 14 miles, Bridgnorth - 8.6 miles, Shifnal - 6.4 miles, Ludlow - 27.3, Kidderminster - 23.7 miles, Wolverhampton - 22.4 miles.

**WAYSIDE LODGE**  
**BUILDWAS, IRONBRIDGE**

HOUSE: 228.5sq.m. 2,459.3sq.ft.  
 LOFT ROOM: 47.9sq.m. 515.6sq.ft.  
 WORKSHOP: 8.0sq.m. 86.0sq.ft.  
 GARAGE: 35.0sq.m. 376.3sq.ft.  
**TOTAL: 319.4sq.m. 3,437.2sq.ft.**

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



## LOCATION

Birthplace of the Industrial Revolution and a UNESCO World Heritage Site, Ironbridge is a most picturesque tourist village set on the banks on the River Severn hosting many fascinating museums and places of historical importance, also most famously known for the Iron Bridge built by Abraham Darby III back in 1779. This historic village offers a wide variety of amenities including convenience stores, cafés, pubs and restaurants, post office, boutiques, gift shops and craft centres. For the outdoor enthusiasts there are many countryside walks and bridleways offering spectacular view points along with River activities such as fishing and kayaking. Ironbridge is located a convenient distance from Telford town centre with its shops, excellent range of leisure facilities and transport links including the railway and the M54 motorway providing access to Wolverhampton, Birmingham, Shrewsbury and beyond. The location provides access to schools in both the state and private sectors.

## OVERVIEW

Completed in 2022 with Georgian style architecture by a local, reputable developer and having a 10 year warranty, this exceptional residence is private, in a mature setting behind electric gates and having a large parking area. Internally, there are 9ft high ceilings, panelling, coving and sash windows to the front with timber window reveals for the authentic period feel. Modern features include – ground floor underfloor heating – mood lighting – high quality kitchen fittings and appliances – bi-folding doors onto the enclosed sun terrace - gallery landing with remote control loft ladder (boarded) – three well appointed bathrooms with Roca sanitary ware (remote control shower and Jacuzzi bath) principle bedroom with air conditioning, glass balustrading – fitted dressing room.

## ACCOMMODATION

Upon entering the property, the front door opens into a stunning reception hall featuring a turning oak staircase rising to the first-floor galleried landing, understairs storage, and a guest cloakroom/WC.

The elegant living room enjoys a dual aspect, with a large sash window to the front elevation taking in views towards the Ironbridge Gorge, while bifold doors open onto the rear courtyard. A feature fireplace houses an OPUS log burning stove, creating a warm and inviting focal point.

Across the hall, a further reception room, currently used as a formal dining room, also benefits from a sash window to the front elevation together with a feature fireplace incorporating an 'Invicta Ove' log burner and is open plan to the kitchen.

A step rises into the contemporary breakfast kitchen, beautifully appointed enjoying a light dual-aspect space with bifold doors opening onto the courtyard. The kitchen is fitted with an extensive range of base and wall cabinets having Quartz worktops over, complemented by a large central island incorporating a breakfast bar. Integrated appliances include a fridge freezer, dishwasher, gas hob with extractor hood above, oven/grill, and inset sink unit. A glazed door leads through to a superb walk-in pantry fitted with oak shelving and additional worktop space.

Adjacent to the kitchen is a practical utility/boot room fitted with further base cabinets and worktops, sink unit a rear-facing window, space for laundry appliances, and a door opening out to the gardens.

From the reception hall, the staircase rises to a bright and spacious galleried landing. The impressive principal bedroom suite features a Juliette balcony. Slide and hide doors opening into a luxurious ensuite bathroom fitted with a freestanding bath, wash hand basin, WC, large walk-in shower, (remote control) and heated towel rail. Leading from the ensuite is a walk-through dressing room fitted with a range of drawers, hanging rails, and storage cupboards.

The guest bedroom enjoys front facing views towards the Gorge, double built-in wardrobes, and a modern ensuite shower room. There are two further double bedrooms, both benefitting from fitted wardrobes and served by the stylish family bathroom comprising a freestanding bath, WC, wash hand basin with vanity unit below, and heated towel rail.

From the landing there is access to the airing cupboard and an extensive loft space via a Skyloft electric fold-away attic stairs. The attic room is fully decorated and carpeted, providing excellent additional storage or versatile space - presently used as an office/gym.

## OUTSIDE

The property is approached via remote controlled electric gates opening onto a block-paved driveway, providing ample parking and access to the adjoining double garage with electric roller shutter door.

The beautifully landscaped gardens have been carefully designed to complement the style of the home and setting, creating an impressive outdoor living environment ideal for both entertaining and everyday family life. To the rear, a patio terrace provides a superb extension of the internal living accommodation, offering a stylish and private space for al fresco dining and relaxation. Incorporating a steel framed louvered and closing roof pergola seating area, the terrace has been thoughtfully arranged to create a seamless indoor-outdoor lifestyle, perfectly suited to modern living which can be accessed from the bi-fold doors from the main living areas.

The paved entertaining areas extend around the rear and side elevations, leading to a detached workshop/store with power connected, offering excellent versatility for hobbies, storage, or workspace requirements.

Steps rise to an elevated lawned garden which enjoys far-reaching views across the Ironbridge Gorge, creating a wonderful vantage point from which to enjoy the surrounding landscape. To the front of the property, an additional seating area and further lawned gardens are bordered by mature trees and established planting, providing a high degree of privacy and a peaceful setting.

## SERVICES

We are advised by our client that mains electricity and water are connected including gas central heating. There is a bio disc soakaway. BT Broadband is connected. 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

Telford and Wrekin Council.  
Tax Band: G.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

From Ironbridge High Street proceed out on the Buildwas Road where Wayside Lodge can be found along on the right-hand side adjacent the Rowing Club.

Asking Price £975,000

EPC: B

**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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