The Old Post Office, Eardington, Bridgnorth, Shropshire, WV16 5JT

BERRIMAN
EATON

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A charming Grade II Listed three-bedroom detached cottage, quietly positioned in a sought-after village location, just 2 miles from Bridgnorth town centre. Set within mature gardens, this delightful home offers a wealth of character throughout to include exposed beams and feature fireplaces. NO ONWARD CHAIN.
Bridgnorth - 2 miles, Much Wenlock - 9 miles, Shrewsbury - 22 miles, Ludlow - 20 miles, Kidderminster - 15 miles, Telford - 14 miles, Birmingham 27 miles.
(All distances are approximate).

LOCATION

The village of Eardington lies just 2 miles South of the market town of Bridgnorth along the B4555. The village offers a nature reserve, regular bus service and a village hall which hosts community events throughout the year. Of particular note the vintage Severn Valley Steam Railway runs through making this the ideal location for train enthusiasts. The village is surrounded by glorious Shropshire countryside enjoying an abundance of river and rail walks, riding and cycling routes.

ACCOMMODATION

This Grade II Listed period cottage has a wealth of character and provides most spacious rooms. The modernised property has been a successful rental for many years, and has potential for further enhancement in this beautiful, mature setting. Upon entering the property, the kitchen is fitted with a range of base cabinets and drawers with worktops over, and an inset sink unit. The kitchen is equipped with a ceramic hob and extractor fan above, a built-in oven and grill, and additional fitted cupboards complete with a tiled floor. Adjoining the kitchen is a breakfast area, along with a convenient guest cloakroom and WC. Double doors open into a spacious lounge and dining area, enjoying natural light from windows to both the front and rear elevations. A key feature of this room is the large inglenook fireplace housing a wood-burning stove, complemented by an exposed beamed ceiling. There is access to a cellar.

Continuing through the ground floor, there is a separate sitting room featuring a beamed ceiling and another exposed fireplace housing a wood-burning stove, with windows looking out to both front and rear aspects. A further reception room provides an ideal study or home office space.

Stairs lead up to the first-floor landing, where there is fitted storage along with access to three well proportioned bedrooms and the main bathroom.

OUTSIDE

The property is approached via a private driveway set back off the road. The mature gardens extend from the front to the side and rear of the property, offering a beautifully established outdoor space with a variety of trees, shrubs, and planting that provide both privacy and year-round interest.

Within the grounds, there is a detached outhouse, currently used as a utility room and for general storage.

SERVICES

We are advised that mains water, drainage and electricity are connected. LPG central heating. Verification should be obtained via your surveyor.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained through your Solicitor.

LOCAL AUTHORITY

Shropshire Council.
Tax Band: G.

VIEWING ARRANGEMENTS

Strictly by appointment through the selling agents. Please contact the Bridgnorth Office.

FIXTURES AND FITTINGS

By separate negotiation.

DIRECTIONS

On entering the 30MPH speed limit, continue through the village passing the gated 'Moat House' on the right where the entrance to The Old Post Office can be found 2nd on the left hand side after the new build property.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£450,000

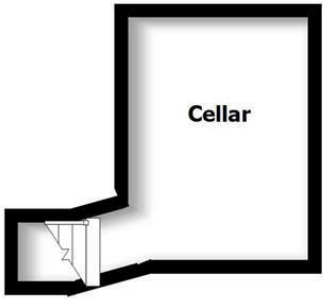
EPC: D

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.

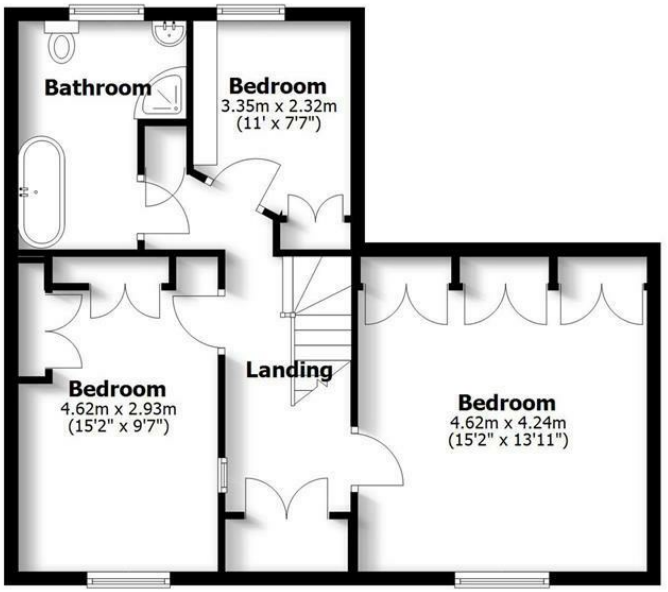
THE OLD POST OFFICE
EARDINGTON, BRIDGNORTH

HOUSE:	148.8sq.m.	1,601.6sq.ft.
CELLAR:	10.8sq.m.	115.7sq.ft.
TOTAL:	**159.6sq.m.**	**1,717.3sq.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