

The Granary, Harpsford Mill Farm Ludlow Road, Bridgnorth, WV16 5NN

BERRIMAN
EATON

The Granary, Harpsford Mill Farm Ludlow Road, Bridgnorth, WV16 5NN

A charming Coach House style one bedroom property, offering first floor accommodation with attractive countryside views, generous off-road parking, double garage and a private garden area. Enjoying a delightful setting on the outskirts of Bridgnorth Town.

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).

LOCATION

Conveniently accessed just off the B4364 Ludlow Road, The Granary enjoys a delightful semi rural setting, set back from the road and situated just over a mile from the historic market town of Bridgnorth. This appealing location offers the perfect balance of countryside living with the convenience of excellent local amenities close at hand. Bridgnorth is a charming and vibrant market town, rich in history and character, offering an excellent range of independent shops, cafés, pubs and restaurants, together with supermarkets, healthcare facilities, a local community hospital, leisure centre and a selection of primary and secondary schools. The town is also well placed for commuting, with convenient road links to the wider West Midlands.

ACCOMMODATION

Approached via the front entrance, stairs rise to the first-floor living accommodation, where a central hallway provides access to the principal rooms. The lounge is a particularly appealing space, enjoying a triple aspect with delightful views from each window, allowing plenty of natural light to fill the room. The double bedroom overlooks the front elevation, whilst the fitted kitchen, with exposed beams, enjoys views to the rear and is appointed with a range of matching base and wall cabinets, work surfaces, sink unit, fridge and freezer, together with provision for a cooker. Adjoining the kitchen is a useful utility area, providing space and plumbing for a washer dryer. A useful cupboard provides further storage. A sliding door opens into the bathroom, again featuring exposed beams and fitted with a bath having a shower over, WC and wash hand basin.

OUTSIDE

The property is set back behind a generous gravelled driveway, providing ample private off-road parking and access to the double garage. To the side lies a pretty garden area, offering a private retreat with a gravelled patio, lawn and established planted borders. Bordered by the Tiddlebrook, with views across the neighbouring farmland.

SERVICES

We are advised by our client that mains electricity and water are connected. Drainage via a shared septic tank. Verification should be obtained from your surveyor.

TENURE & ADDITIONAL INFORMATION

We are advised by our client that the property is FREEHOLD. Please note that the property is subject to a flying freehold arrangement, and prospective purchasers are advised to discuss this with their mortgage lender prior to proceeding.

We are also advised that the property has experienced flooding in both 2015 and 2023 (Storm Bibet). Prospective purchasers should make their own enquiries regarding flood risk and insurability.

All information should be independently verified by the purchaser's solicitor as part of the conveyancing process.

COUNCIL TAX

Shropshire Council.
Tax Band: A.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

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

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

£229,950

EPC:

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.



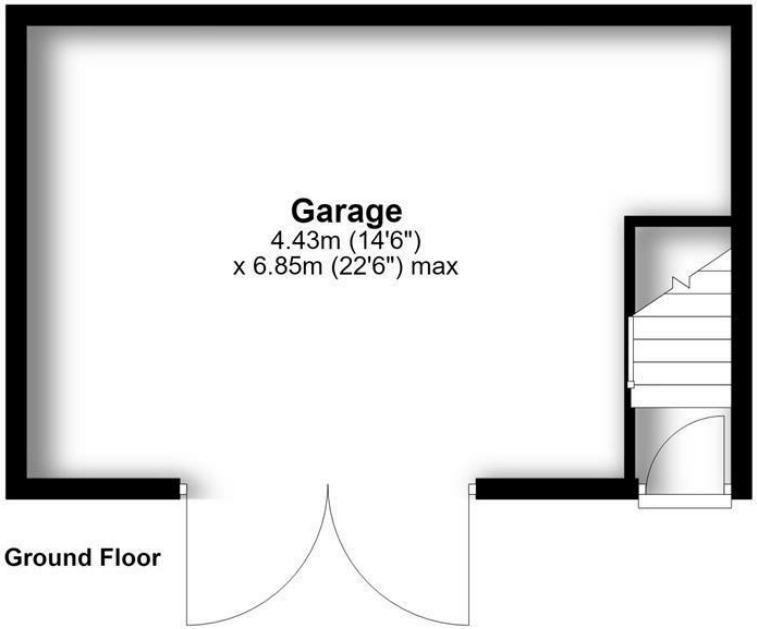



THE GRANARY

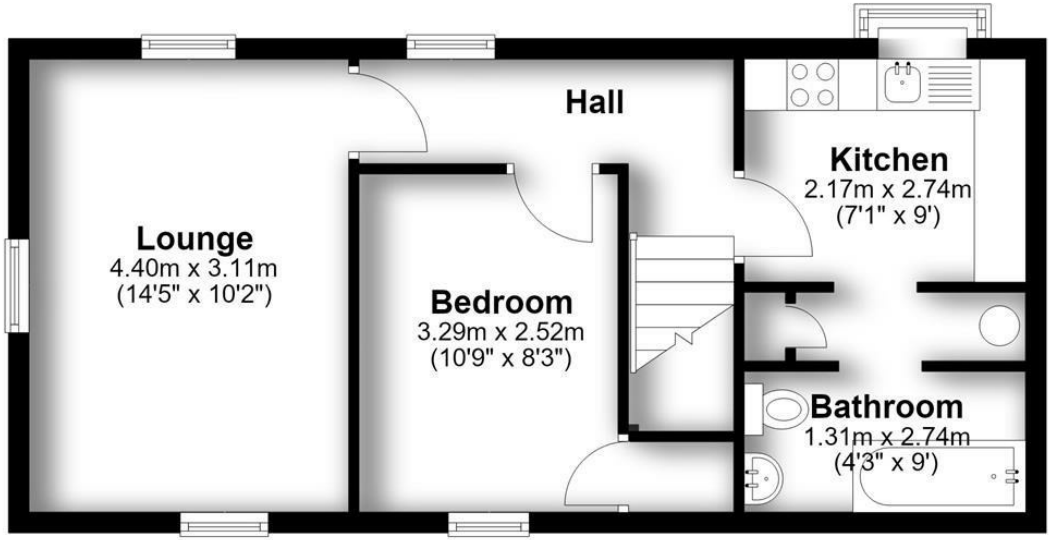
HARPSFORD MILL FARM, LUDLOW ROAD
BRIDGNORTH

HOUSE:	45.1sq.m.	485.3sq.ft.
GARAGE:	26.6sq.m.	286.2sq.ft.
TOTAL:	**71.7sq.m.**	**771.5sq.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






In this house we dance in the kitchen
KEEP CALM AND KITCHEN TIDY

