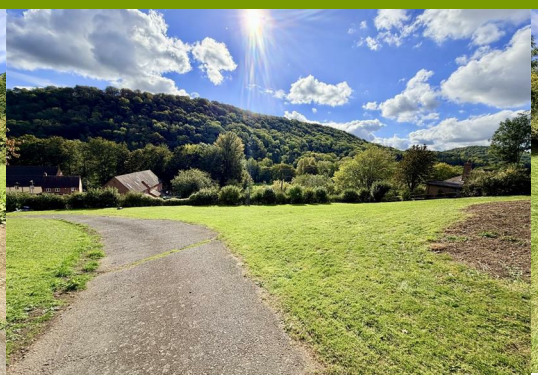


THANE LODGE BUILDWAS ROAD

IRONBRIDGE | TELFORD | SHROPSHIRE | TF8 7BJ







A beautifully positioned detached dormer bungalow set within approximately 1.1 acres, enjoying incredible views across the Ironbridge Gorge. Currently undergoing a complete refurbishment, the property will offer over 1,800 sq ft of flexible accommodation, including two en-suite bedrooms, a versatile third bedroom, open-plan kitchen/dining/family room, landscaped gardens, double garage and long sweeping driveway, with purchasers also having the opportunity to choose their own fixtures and fittings.

Offers in the region of £850,000





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- **Detached Dormer Bungalow with Over 1,800sqft of Accommodation**
- **Approximately 1.1-acre Plot with Landscaped Gardens**
- **Incredible Elevated Views Across the Ironbridge Gorge**
- **Currently Undergoing a Complete Refurbishment, Due for Completion March 2027**
- **Two First-Floor En-Suite Bedrooms plus a Versatile Ground-Floor Third Bedroom**
- **Long Sweeping Driveway Leading to a Substantial Double Garage**

DESCRIPTION

Set in an elevated position within this highly sought-after location, this impressive detached dormer bungalow is currently undergoing a complete scheme of refurbishment and is due for completion in March 2027. Offering over 1,800 sq ft of living space, a generous plot extending to around 1.1 acres and incredible views across the Ironbridge Gorge, this is a home with plenty to get excited about.

The accommodation is thoughtfully arranged and offers a fantastic degree of flexibility. The large reception hall leads through to a spacious lounge and an impressive open-plan kitchen/dining/family room, creating a superb space for everyday family life and entertaining. A separate utility room, ground floor shower room and WC add further practicality, while the ground floor also provides a versatile third bedroom, which could equally be used as a playroom, home office or second reception room depending on the needs of the next owner.

Two further bedrooms are located on the first floor, with both benefiting from en-suite facilities. As the refurbishment progresses, purchasers will also have the opportunity to choose their own fixtures and fittings, allowing them to have a say in the final look and feel of their new home.

Outside, the property enjoys an impressive plot of approximately 1.1 acres, approached via a long, sweeping driveway which provides ample parking and leads to a substantial double garage. The landscaped gardens provide plenty of space to enjoy the spectacular surroundings, while there is also potential for further development, subject to the necessary planning permissions.

Combining a detached dormer bungalow, substantial grounds, extensive refurbishment, flexible accommodation, excellent garaging and some truly exceptional views, this is a rare opportunity to create a wonderful home in one of the area's most desirable settings.

LOCATION

Ironbridge is one of Shropshire's most distinctive and desirable locations, set within the spectacular Ironbridge Gorge and surrounded by beautiful countryside. Famous for its World Heritage Site and the world's first cast-iron bridge, the area combines fascinating history with independent shops, cafés, pubs, restaurants and scenic riverside walks. The wider Gorge offers an abundance of attractions and outdoor pursuits, while Telford and the M54 are within easy reach, making Ironbridge a wonderful place to enjoy a more relaxed lifestyle without feeling disconnected from everyday amenities and transport links.

ROOMS

GROUND FLOOR

RECEPTION HALL

LOUNGE

BEDROOM THREE/SITTING ROOM

KITCHEN/DINING/FAMILY ROOM

UTILITY ROOM

W.C.





FIRST FLOOR

LANDING/STUDY AREA

BEDROOM ONE

EN-SUITE

BEDROOM TWO

EN-SUITE

EXTERNAL

DETACHED GARAGE

ADDITIONAL REMARKS

Some of the marketing imagery is CGI and has been included to help illustrate the potential of the finished property and give prospective purchasers an idea of how the accommodation and gardens could look once the refurbishment is complete.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

TBC

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

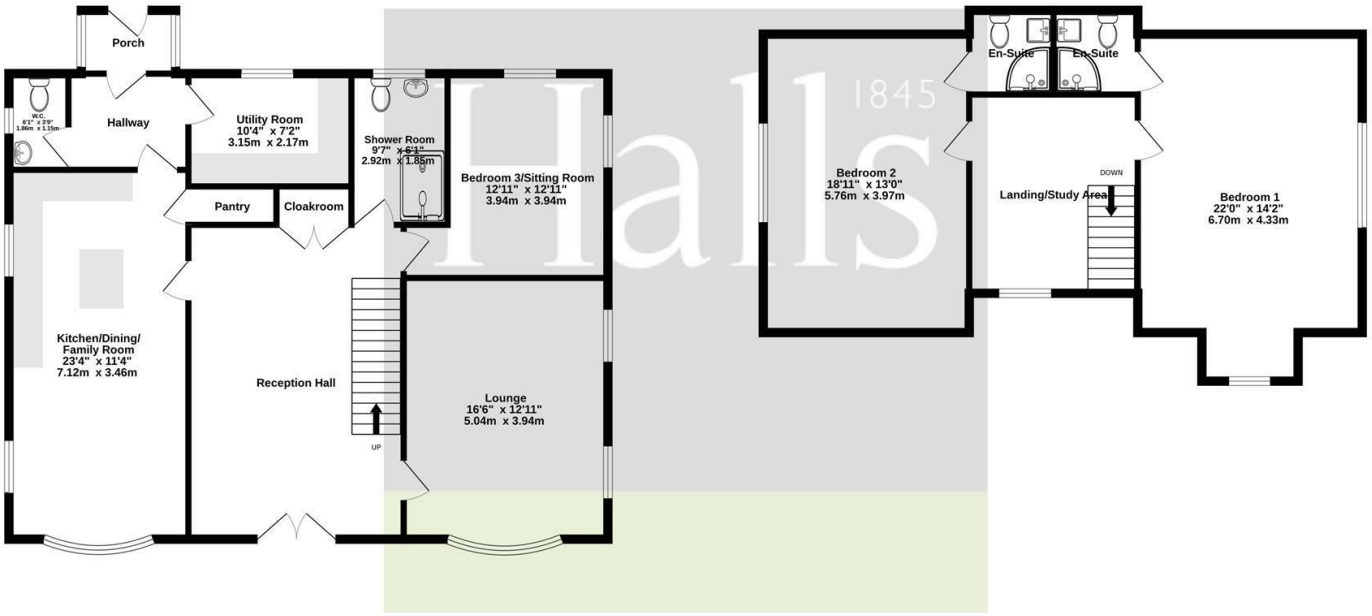
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

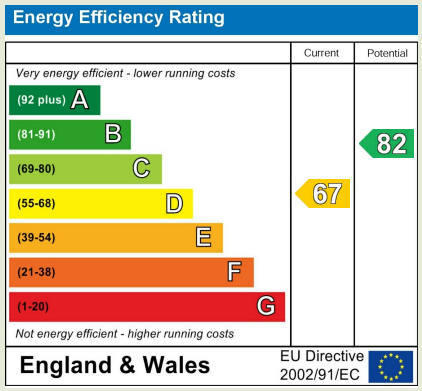
Ground Floor
1147 sq.ft. (106.5 sq.m.) approx.

1st Floor
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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