

53 Cartway, Bridgnorth, Shropshire, WV16 4BG

BERRIMAN
EATON

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An amazing opportunity to purchase and live in this beautifully renovated Grade II Listed cottage, sympathetically updated for a modern lifestyle, while retaining a wealth of original character which includes part of the original Bishops Percy's frame work (one of Bridgnorth's most historical properties), situated within the Conservation area, at the foot of the popular Cartway within a highly desirable town centre location. NO ONWARD CHAIN. Permit parking available.

Much Wenlock - 8 miles, Ironbridge - 9 miles, Kidderminster - 15 miles, Telford - 13 miles, Shrewsbury - 21 miles, Wolverhampton - 15 miles, Ludlow - 20 miles, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

Set within a picturesque and historic setting, The Cartway enjoys a wonderfully convenient position close to the River Severn and the heart of the town. The riverside is just a short stroll away, with its attractive selection of cafés, bars and restaurants, together with scenic riverside walks and parks. The property's location also provides the opportunity to enjoy many of the town's excellent amenities on foot, including independent shops, pubs, restaurants and everyday amenities. The area is well served by a selection of primary and secondary schools, healthcare facilities and a community hospital, together with a variety of sports and leisure amenities. The town and surrounding area also offer an impressive range of attractions for both residents and visitors. These include the much oved Severn Valley Railway, Theatre On The Steps and the historic funicular cliff railway, all adding to the distinctive character and appeal of this fascinating location.

SUMMARY

Grade II Listed, this recently completed cottage adjoins Bishop Percy's House which has also been restored into a tea room and garden terrace with holiday lets. The property shares its striking original beam work, which extends from the ground floor up through the cottage. The layout is totally quirky and imaginatively done to suit modern day needs.

ACCOMMODATION

Steps rise from Cartway to the front door, opening directly into the breakfast kitchen. Fitted with a range of matching base and wall base cabinets, worktops over with breakfast bar, built in oven/grill with hob above, fridge and the provision for additional appliances. The floor is tiled with windows overlooking the front aspect. A particular feature is the decorative exposed beam work, believed to incorporate original architectural timbers associated with the property's historic origins, Bishop Percy's House adding considerable character. Steps from the kitchen lead into an inner hall, which has a tiled floor and provides access to the guest cloakroom and cellars.

A turning staircase rises to the first floor landing, where a skylight floods the space with natural light. There is also a useful storage cupboard and further exposed feature beam work. A door opens into the lounge featuring part-exposed oak floorboards, two windows overlooking the front elevation and attractive exposed beam work. A further staircase rises to the second floor where a door and window provide access to a small roof area. The second floor also houses the principal double bedroom, which retains part of the original oak floorboards together with exposed beam work which extends from the ground floor. A window overlooks the front elevation. The bedroom is served by an adjoining en-suite shower room, fitted with a concealed WC, wash hand basin with vanity unit, corner shower enclosure and heated towel rail. A wall-mounted gas central heating boiler is also located within the en-suite and a window to the rear elevation.

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. The property is Grade II listed and within the towns conservation area. Verification should be obtained by your Solicitors. Vacant possession will be given upon completion.

COUNCIL TAX

Shropshire Council.
Tax Band: No yet banded.
www.mycounciltax.org.uk/content/index

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

Offers Around
£225,000

EPC: C

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.






53 CARTWAY
BRIDGNORTH, SHROPSHIRE

HOUSE:	92.0sq.m.	990.4sq.ft.
CELLARS:	13.1sq.m.	141.2sq.ft.
TOTAL:	**105.1sq.m.**	**1,131.6sq.ft.**

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









