

Coppice View Barn Glazeley, Glazeley, Bridgnorth, Shropshire, WV16 6AB

BERRIMAN EATON

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Enjoying countryside views near the market town of Bridgnorth, this recently converted barn has been finished to a high specification throughout to suit a more modern lifestyle, featuring a double height 'live-in' kitchen with Island, quality appliances and glorious natural light. Having under floor heating throughout the ground floor, there is versatile three/four bedroom accommodation, three bath/shower rooms together with landscaped gardens, and a detached double garage.
Bridgnorth - 4 miles, Much Wenlock - 10 miles, Kidderminster - 14 miles, Ludlow - 19 miles,
Shrewsbury - 22 miles, Telford - 15 miles, Wolverhampton - 17 miles, Birmingham - 29 miles.
(All distances are approximate).

LOCATION

Glazeley is a rural hamlet situated near the historic market town of Bridgnorth, surrounded by some of Shropshire's most picturesque countryside. The area is characterised by gently rolling farmland and attractive wooded hillsides, offering excellent opportunities for walking, horse riding, and a variety of outdoor pursuits.

The nearby town of Bridgnorth, located approximately three miles away, provides a comprehensive range of amenities. These include a selection of independent shops, pubs, and restaurants, along with well-regarded primary and secondary schools, healthcare services, a hospital, and a range of sports and leisure facilities. The area is also rich in local attractions, including the renowned Severn Valley Railway, the historic Bridgnorth Castle and its surrounding gardens, the Northgate Museum, as well as a theatre and cinema. A particular highlight is the iconic Bridgnorth Cliff Railway, the oldest and steepest inland electric funicular railway in the country.

ACCOMMODATION

Coppice View Barn has been finished to a high specification throughout, seamlessly combining modern comfort with characterful design. The ground floor benefits from underfloor heating, while oak latch internal doors and exposed beams create character, while the bathroom suits are contemporary with porcelain sheet tiles . At the heart of the home is a stunning open plan living space, featuring vaulted ceilings and full-height bi-fold doors that flood the interior with natural light connecting to the outdoor space. The property is equipped with an energy efficient air source heat pump and further benefits from a private pure water treatment system by Kingspan.

Upon entering the property, the front door opens into a spacious boot room/utility area, offering ample storage for coats and footwear. This space is fitted with a range of units with worktops over, incorporating an inset sink, along with a built in washing machine and tumble dryer. Oak latch doors lead to a ground floor shower room, fitted with a concealed WC, wash hand basin set within a vanity unit, and a walk-in corner shower. There is also a large store room and a plant room housing the water cylinder and the central heating equipment. A door leads through to a generous entrance hall, with a rear door providing access to the garden and a window overlooking the outdoor space. From here, there is access to a ground floor double bedroom or reception room with a window to the front elevation. The hallway continues into an impressive open plan living kitchen, featuring full height vaulted ceilings with exposed beams and trusses. Four sets of full height windows and bi-fold doors to both the front and rear create a bright, airy space with views over the garden. The impressive break kitchen area is fitted with matching base and wall units with worktops over, a breakfast bar, and a dual inset ceramic sink with mixer tap. Integrated appliances include a dishwasher, full height fridge and freezer, ceramic hob with extractor above, and oven, grill, and microwave.

A staircase with oak and glass detailing rises to a galleried first floor landing, which also provides access to the loft space. Oak latch doors lead to three double bedrooms and the family bathroom.

The principal bedroom enjoys far-reaching views to the rear and benefits from a private en-suite shower room, fitted with a concealed WC, wash hand basin with vanity unit, corner shower, and a full-height heated towel rail. There are two further double bedrooms, both enjoying elevated views across the surrounding countryside to the front. The modern family bathroom is fitted with a white suite, including a concealed WC, wash hand basin set within a vanity unit, and a bath with shower over, complemented by a heated towel rail.

OUTSIDE

Externally, a gravel driveway to the front provides ample parking and leads to a detached double garage. A paved patio sits to the front, while to the rear there is a private, enclosed lawned garden with an additional patio terrace enjoying pleasant views.

SERVICES

We are advised by our client that mains water and electricity are connected. An Air Source heat pump provides the heating with underfloor heating to the ground floor and radiators to the first floor. The hot water is provided by an energy efficient Thermino water heater. Drainage via a private pure water treatment plant by Kingspan. 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

Shropshire Council.
Tax Band: F.

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS

From Bridgnorth proceed out on the B4363 passing through Oldbury. Continue on this road for approximately 3 miles where you will enter the hamlet of Glazeley. The entrance to Coppice View Barn is located a short distance along on the left hand side, signposted Glazeley Farms.

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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
£690,000

EPC: D

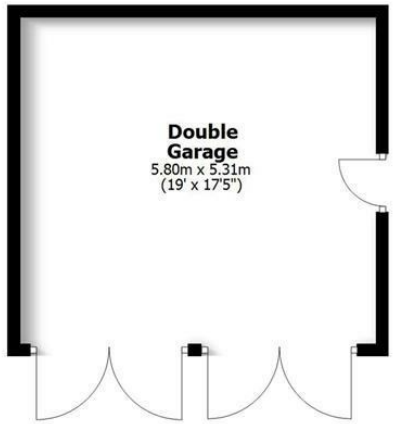
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





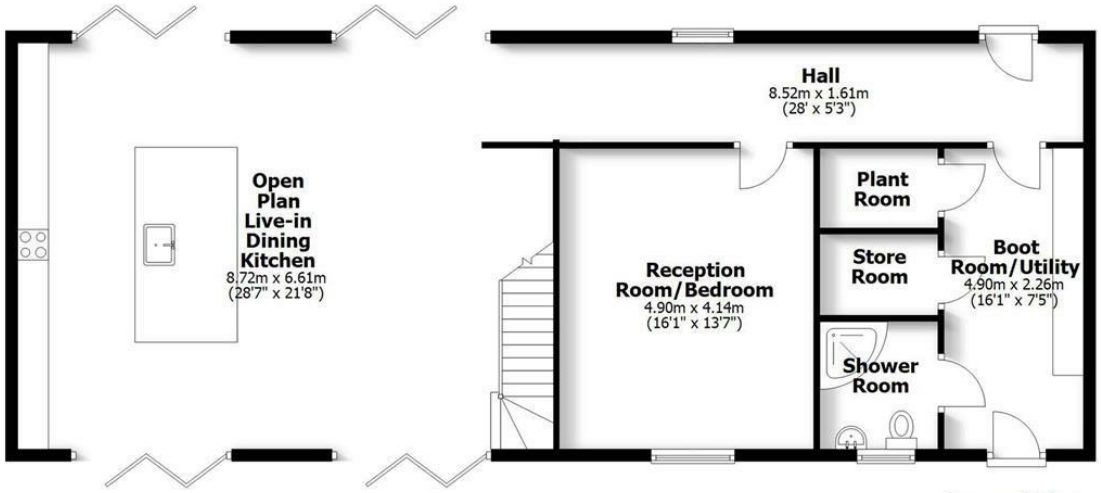

COPPICE VIEW BARN

GLAZELEY, BRIDGNORTH

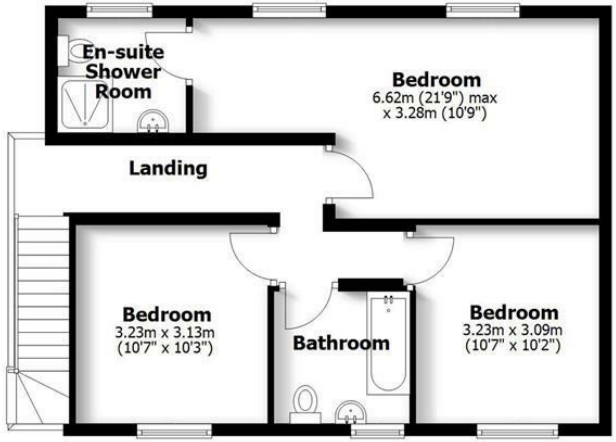


HOUSE:	172.4sq.m.	1,855.5sq.ft.
GARAGE:	30.0sq.m.	331.8sq.ft.
TOTAL:	**202.4sq.m.**	**2,187.3sq.ft.**

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







