

No 2 Netherton House, Netherton Lane Bridgnorth WV16 6NJ

A Charming Four Bedroom Semi Detached Period Property in Netherton on the rural outskirts of Highley standing in a substantial plot with delightful gardens, a car port, garaging, an array of original brick outbuildings and spectacular far reaching rural views over farmland and the Shropshire countryside beyond. 2 Netherton House is an enchanting property featuring an attractive sandstone facade and many fine character features including exposed timbers, solid oak floors and doors to name just a few. The comfortable accommodation offers spacious rooms arranged over two floors with a vast vaulted attic space above and a cellar so there's plenty of scope to personalise this delightful home to suite a family's needs. Stepping inside this fine country home you are greeted by an entrance porch leading into an Entrance Hall having access to the Cellar, a most spacious Lounge featuring an impressive inglenook fireplace perfect for cosying up on winter evenings, a further reception room maybe for use as a formal Dining Room, and an Inner Hallway with a walk in pantry along with a most spacious Utility Room having a separate W.C. A farmhouse style fitted Kitchen overlooking the glorious countryside completes the ground floor. Heading up the staircase to the first floor landing a Principle En Suite Bedroom Three further good sized bedrooms enjoying either a garden view or a beautiful rural aspect are served by a Family Bathroom and a secondary staircase takes you up to the vast vaulted attic space. Furthermore the property enjoys a peaceful and tranquil location yet the old mining village centre of Highley is close by with its own Primary School along with a good selection of amenities including shops, a farm shop, chemist and a selection of pubs together with the Severn Centre Health and Leisure facilities and the nearby Severn Valley Country Park. **NO UPWARD CHAIN**

OUTSIDE. The property sits behind a beautiful lawned front garden with an array of well stocked established herbaceous borders and a low rise wall with wicket gated access from the roadside. The main entrance also off Netherton Lane is via a hedged and gated entrance alongside the property to a tarmacadum driveway proceeding to parking and a car port with automatic lighting giving evening illumination and garaging to either side, one also has lighting and power. An extensive manicured lawn interspersed with fine specimen trees including willow, fir, damson, pear and mulberry extends to a fenced and gated rear access and a hedged boundary gives privacy.

Overview

- A Charming Four Bedroom Semi Detached Characterful Period Property Set within a Substantial Plot and Having NO UPWARD CHAIN
- Two Reception Rooms, One Featuring an Inglenook Fireplace Housing a Wood Burning Stove
- Inner Hallway to a Walk In Pantry and a Large Utility Room with Separate W.C.
- Cellar
- Farmhouse Style Kitchen
- Main Staircase to a Principle Bedroom with Ensuite, Three Further Good Sized Bedrooms and Family Bathroom
- Secondary Staircase to a Vast Attic Space
- Beautiful Lawned Gardens, Ample Parking, Car Port, Garaging and Several Original Brick Outbuildings
- Double Glazing and Oil Fired Central Heating
- NO UPWARD CHAIN

ACCOMMODATION

A part glazed entrance door opens into an **ENTRANCE PORCH** Having a quarry tiled floor, wall light and a large timber door leading into

ENTRANCE HALL - Having a radiator, exposed ceiling timbers, ceiling light, tiled flooring, and access through into:

INNER HALLWAY With a part glazed door to a walk in shelved **PANTRY** having a privacy window, an original cold slab for preserving food, lighting and a tiled floor.

Timber Door to **CELLAR** along with access to the

UTILITY ROOM Having a radiator, two ceiling lights, a tiled floor, sink unit with mixer tap and lots of floor space, plumbing for white goods and a door opening onto the rear of the property. Along the hallway original oak doors also lead into the delightful

LOUNGE A carpeted room with radiator, ceiling lighting and featuring a casement window overlooking the wonderful front garden, with the focal point of this room being an inglenook brick lined fireplace inset with a small window overlooking the entrance hallway, and a cast iron wood burning stove sitting on a quarry tiled hearth, creating a warm cosy atmosphere on winter evenings.

SECOND RECEPTION ROOM/DINING ROOM Also overlooking the front garden with attractive French doors featuring original working timber shutters and having carpet, radiator, ceiling light, exposed timbers and an open brick fireplace with a timber surround.

KITCHEN Sitting to the rear of the house overlooking a wonderful aspect over the countryside towards Highley church and having flourescent lighting, part tiled walls and a range of eye level and base farmhouse style cupboards with laminate work surfaces housing a stainless steel sink and drainer, a ceramic hob with extractor hood over, an integrated double oven with grill, and a large fridge with freezer box.

From the entrance hall and alongside the turning, carpeted staircase rising to the first floor an intriguing double sided built in original cupboard provides a further great feature. A staircase window gives natural light to the first floor landing and a secondary staircase proceeds up to the vast open vaulted attic space.

PRINCIPLE BEDROOM Having a step up from the landing into the room which overlooks the glorious countryside and a radiator, ceiling light, carpet and a latched timber door opening into:

EN SUITE SHOWER ROOM With extractor fan, heated towel rail, a bi fold glazed door and a suite comprising of a corner shower enclosure with a thermostatic shower over, pedestal hand wash basin, W.C.

BEDROOM TWO Overlooking the frontal aspect towards the countryside and having oak floorboards, an original hearth and oak door, and a built in shelved cupboard, radiator and ceiling light.

BEDROOM THREE Having a front garden and countryside aspect, radiator, ceiling light, oak floor boarding and door and featuring an original cast iron range.

BEDROOM FOUR Overlooking the front garden and having carpet, ceiling light, radiator and an original oak door.

FAMILY BATHROOM Having a wonderful rear aspect over the countryside and having carpet, radiator, ceiling light, a built in airing cupboard with heating beneath giving warmth, base unit giving storage and a suite comprising of a fully tiled shower enclosure with electric shower over, pedestal hand wash basin, W.C.

REAR GARDEN

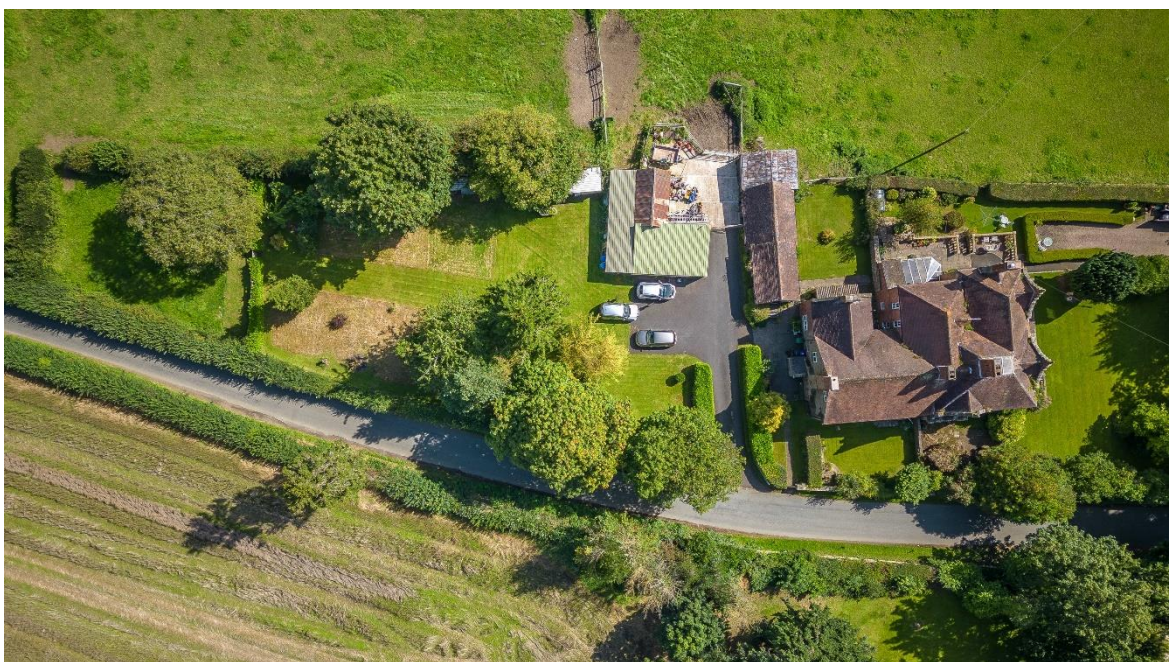
Alongside the rear of the property a brick outbuilding houses the oil fired central heating boiler and the oil tank and a well kept lawned garden inset with attractive flower beds and enclosed with post and rail fencing overlooks the glorious countryside. Further functional buildings include an original elevated brick barn with a tiled vaulted roof space and many fine old timbers. Beneath this building steps lead down to another storage facility, both having lighting. A gated yard also provides another building/workshop (previously in use as pig pens and a chicken loft).

SHROPSHIRE COUNCIL TAX BAND E

EPC RATING : F

SERVICES: Mains water and electricity, oil fired heating, septic tank drainage. Verification should be obtained from your surveyor.

DIRECTIONS: From Bridgnorth heading towards Chelmarsh on the B4555 passing through the hamlets of Eardington and Chelmarsh. Upon entering Highley on the B4555 and Woodhill Road turn right into Kinlet View then left into Netherton Lane. Continue along where 2 Netherton House can be found on the left hand







Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710

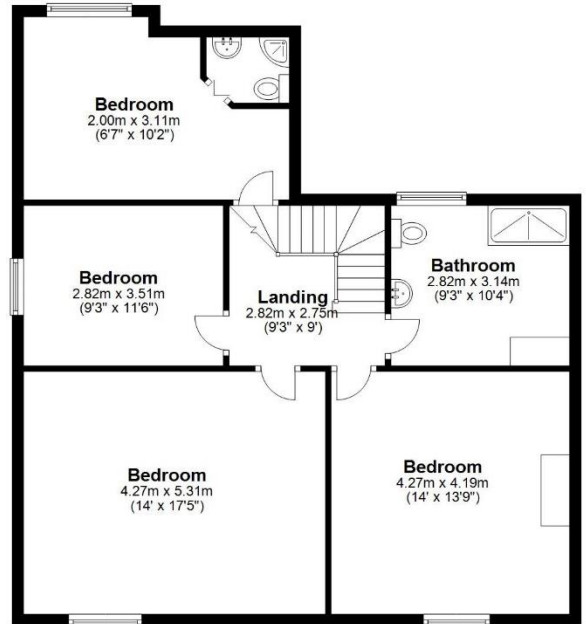
Ground Floor

Approx. 86.7 sq. metres (933.1 sq. feet)



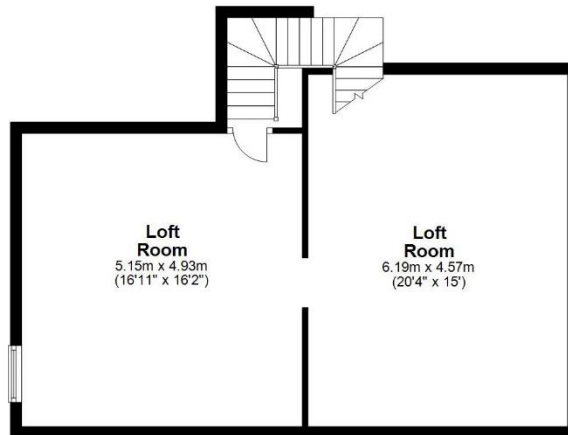
First Floor

Approx. 83.6 sq. metres (899.8 sq. feet)



Second Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



Total area: approx. 227.3 sq. metres (2446.1 sq. feet)

For illustrative purposes only; Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Dian produced using Diam 1m

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710