



Hilltop House, Bridge Road, Benthall, Broseley

*Nock
Deighton*

Hilltop House, Bridge Road, Benthall, Broseley, Shropshire, TF12 5RB

Offers Around £569,950

An imposing Georgian detached family home.

- Porch
- Entrance hall
- 3 reception rooms
- Study/office
- Ground floor shower room
- Utility room
- Breakfast kitchen with dining area
- 6 bedrooms
- 4 en suites
- 2 bathrooms
- Detached annexe with 2 bedrooms/shower rooms
- Large gardens



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other areas 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, appliances and specifications shown have not been tested and no guarantee is to be given. Made with Metaplan 10/01/15

Situated within the semi rural area of Benthall, the property is surrounded by the beautiful countryside of the National Trust Park and is conveniently placed for the local amenities of Broseley including; convenience stores, post office, bank, dentist, doctors, chemist and library as well as two primary schools. The property is within the catchment area for the well regarded William Brookes secondary school in nearby Much Wenlock. The historical town of Ironbridge, which is approximately one mile distant, is famous for the world's first iron bridge erected in 1779 and has many unique shops and restaurants.

Hill Top House is a large Georgian residence standing on an elevated plot with outstanding views over the surrounding countryside. The property dates back to 1786 and still has many period features such as fireplaces, high ceilings and with coving and exposed beams, sash windows and quarry tiled flooring.



The property offers extremely spacious living accommodation over three floors as well as three large basement level cellar rooms which could be converted.

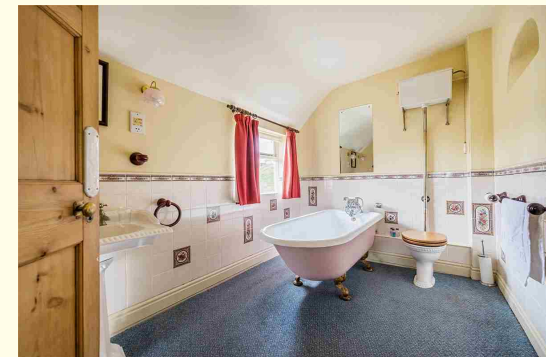
On the ground floor there is a living room with sash windows and window shutters, family room with a feature fireplace, study/office, dining room with exposed beams and another feature fireplace, large breakfast kitchen with dining area, utility room and downstairs cloakroom/shower room.

The first floor has 3 bedrooms, all with feature cast iron fireplaces and two with en suites and a family bathroom.

The second floor has 3 further bedrooms, two with en suites and another family bathroom.

Outside there are extensive lawned gardens interspersed with trees and shrubbery and an enclosed sun terrace. There is a large gravel driveway providing parking for several vehicles.

A brick built barn in the grounds has been divided into two and provides additional accommodation, each comprising of; bedroom/living area, kitchenette and shower room.



Directions

From the Ironbridge Office proceed along Waterloo Street and cross over the bridge, bear right and continue on this road to the hairpin bend, turn right into Ladywood and follow the road taking the very sharp left turn bringing you into Bridge Road. The property lies on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Minimum
(81 to 100) A		Very environmentally friendly - lower CO ₂ emissions	
(69 to 80) B		(81 to 91) A	
(55 to 68) C		(69 to 80) B	
(44 to 54) D		(56 to 68) C	
(39 to 43) E	57	(44 to 55) D	
(31 to 38) F		(31 to 43) E	
(1 to 30) G		(1 to 30) F	
		(1 to 20) G	63

A: Very energy efficient - lower running costs
 B: Energy efficient
 C: Reasonably energy efficient
 D: Below average energy efficiency
 E: Below average energy efficiency
 F: Poor energy efficiency
 G: Very poor energy efficiency - higher running costs

A: Very environmentally friendly - lower CO₂ emissions
 B: Environmentally friendly
 C: Reasonably environmentally friendly
 D: Below average environmental performance
 E: Below average environmental performance
 F: Poor environmental performance
 G: Very poor environmental performance - higher CO₂ emissions

England, Wales & N.Ireland EU Directive 2002/91/EC
 England, Wales & N.Ireland EU Directive 2006/94/EC

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