



Hawkwood Barn, Coton, Bridgnorth, WV15 6ES

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Of outstanding quality, this five bedroom freehold barn conversion stands in a semi-rural setting in a small development, having private parking and a double attached carport. Bridgnorth - 8.4 miles, Telford - 17.9 miles, Kidderminster - 9.4 miles, Wolverhampton - 13.6 miles, Stourbridge - 9.8 miles, Birmingham - 24.7 miles.

(All distances are approximate).

LOCATION

Coton is a rural Shropshire hamlet near the villages of Alveley Claverley and Bobbington, located South East of the historic market town of Bridgnorth which provides a comprehensive range of amenities and services. This quiet setting makes an ideal retreat, yet is most convenient for commuting to the West Midlands including Stourbridge, Kidderminster, Wolverhampton and Birmingham.

ACCOMMODATION

Set within a small development this is one of the finest examples where character, space and quality fittings are combined to make flowing accommodation. There is a double bay carport and large garden with an open rear aspect. Internally the barn has been designed to emphasise the light and airy rooms, enjoying a range of high ceilings, exposed beams, natural limestone and oak flooring with under floor heating, log burners, hand finished iron mongery and a splendid 'Dayrooms' breakfast kitchen incorporating a Rangemaster.

Double doors enter into an impressive DINING HALL boasting high ceilings and full height windows and French doors to both the front and rear aspects, limestone flooring with under floor heating and stairs rising to the first floor galleried landing. Double doors enter into the stunning 'Dayrooms' BREAKFAST KITCHEN offering a selection of cream units with granite work tops incorporating a Range master double oven, grill/plate warmer and ceramic hob, extractor hood over, Belfast sink, integrated dishwasher, freezer, fridge, wine rack, display shelving, centre island, beamed ceiling with down lighters, concealed under cupboard lighting, limestone flooring with under floor heating and double doors to the driveway. Leading off the kitchen is a SEPERATE UTILITY ROOM and a GUEST CLOAKROOM. There are TWO RECEPTION ROOMS both with solid oak flooring with under floor heating, exposed beams and large feature brick fireplaces with inset log burners.

Completing the ground floor is a STUDY/BEDROOM 5 with EN-SUITE SHOWER ROOM and doors to the front aspect.

Impressive first floor gallery landing with views to the front, oak flooring, exposed brick and beams with doors leading off to THE MASTER BEDROOM SUITE having a vaulted ceiling with exposed beams, DRESSING ROOM and an EN-SUITE SHOWER ROOM. There are a further THREE DOUBLE BEDROOMS along with a FAMILY BATHROOM and a SEPERATE WC.

OUTSIDE

The barn is approached from the lane along a private drive that leads to the courtyard development.

Hawkswood Barn has private parking to the front and access to a double open bay carport to the side. The large rear garden is mainly laid to lawn with a patio seating area benefitting from an open aspect to the rear with views over neighbouring farmland.

SERVICES:

We are advised the property has oil fired central heating, sewage via a Septic Tank, mains electricity and water. Verification should be obtained from your surveyor/solicitor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

NB:

A right of way gives access to the oil tank in the rear garden. The communal septic tank is maintained by the management committee and the Farm is responsible for the driveway. At the time of going to print, there is an approximate cost of £300 pa into the management company. The development consists of five barns and the Farmhouse.

COUNCIL TAX:

Shropshire Council. Tax Band: G.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGMENTS:

Viewing strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth head out on the Stourbridge Road (A458). At Six Ashes crossroad with the Six Ashes Public house on your left take the right turn past the side of the tearooms. Follow the road down and bear left at the triangle then continue to a right hand turn into a lane. Follow this along where the driveway to Coton Barns is approximately half a mile on your left hand side. Continue past the farmhouse into the second courtyard where Hawkswood is directly at the end.

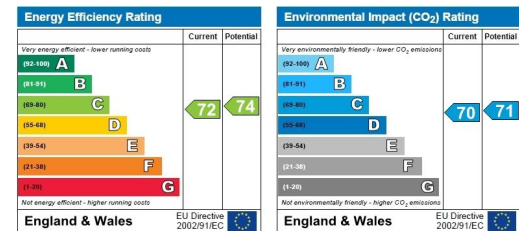
13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744
tettenhall@berrimaneaton.co.uk

22/23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
01746 766499
bridgnorth@berrimaneaton.co.uk

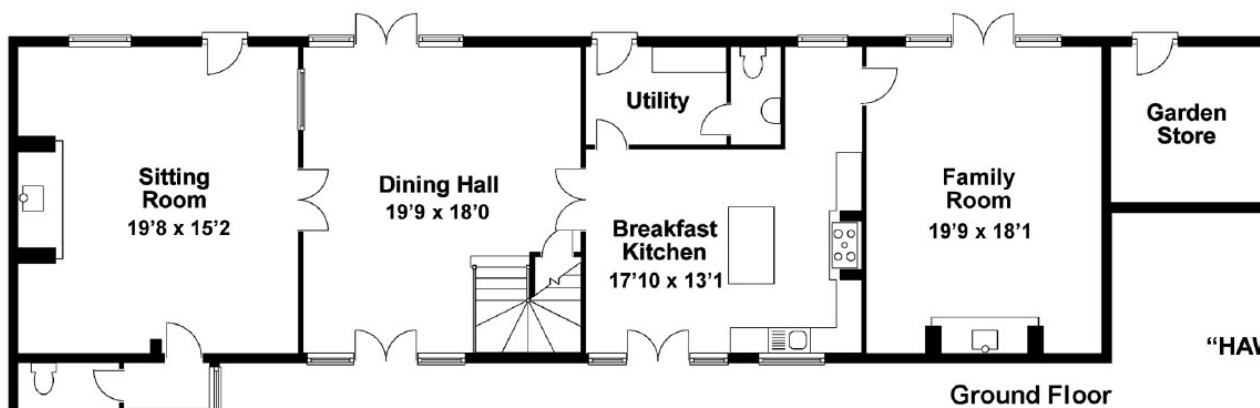
High Street
Wombourne
Wolverhampton
WV5 9DP
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers around
£625,000



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.



"HAWKSWOOD BARN", COTON

Approx. gross internal area
263 sq.m. 2830 sq.ft.
(excluding car port and garden store)

FOR IDENTIFICATION ONLY
NOT TO SCALE

