



Little London Farmhouse, Alveley, Bridgnorth, WV15 6HZ

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Little London Farmhouse is a delightful period detached cottage (extending to 2356 sq ft) dating back to the 1500's set in a rural location with grounds extending to just under three quarters of an acre. The property boasts a number of very useful outbuildings that include a timber storage unit and a Dutch barn. Kidderminster - 7.9 miles, Bridgnorth - 9.3 miles, Much Wenlock - 16.1 miles, Wolverhampton - 19.8 miles, Ludlow - 27.7 miles, Shrewsbury - 29.4 miles. (All distances are approximate).

LOCATION

Alveley is a pretty Shropshire village located on the east side of the River Severn. The village is well served and offers convenience stores, post office, public houses, primary school and local sports activities to include cricket and tennis clubs. Of particular note is the Severn Country Park set on the edge of the village which backs onto the Severn Valley Railway (with station) and the River Severn offering many walks and cycling routes that lead from this location. Little London is a small hamlet located to the south-west of the village, next to the Severn Country Park enjoying a very rural outlook with beautiful surrounding Shropshire countryside and views.

COUNTRY PARK

Green Flag award-winning Severn Valley Country Park offers 126 acres of beautiful accessible countryside. Explore the park on one of the walking routes, the national cycling network or enjoy a horse ride on the surfaced paths and public bridleways. Soak up the wonderful views from the comfort of the visitor centre with some home-made cake. With a natural play area and regular children's events - www.shropshiresgreatoutdoors.co.uk/site/severn-valley-country-park/section-see-and-do

ACCOMMODATION

Dating back to the 1500's Little London Farmhouse hosts many original features including feature beams throughout. Entering into this delightful cottage the kitchen is the hub of the home and offers a bespoke kitchen which cleverly combines old with new. The kitchen comprises base cupboards with integrated dishwasher, fridge and washing machine, granite work surfaces with inset Belfast sink, range of wall cupboards and soft close drawers. There is an oil fired rayburn and a separate gas hob and quarry tiled floor. Leading off the kitchen is a family/breakfast room. A charming lounge is centred around a feature fireplace with a large inglenook fireplace and log burner. The addition of a conservatory offers a lovely light and spacious room enjoying access to the garden. There is a cosy separate dining room with a corner fireplace with an open fire.

The landing leads to a double bedroom with an adjoining bedroom/ study area and house bathroom. Stepping through to a further landing there is a third bedroom and the master bedroom having an en suite shower room and walk-in wardrobe.

The two rooms located at the end of the cottage, accessed externally to the front and rear, offer excellent scope to extend the current accommodation and offer a 5th bedroom and further reception room, or provide an annex or home office. Currently the rooms are used for general storage and an office.

OUTSIDE:

The property offers extensive parking set behind a gated entrance. There are a very useful range of outbuildings and a Dutch Barn - ideal as additional storage or parking with an additional store room. A gate leads in to the paddock area which is situated opposite the house. The pleasant rear garden enjoys a lawned garden and patio with entwining paths, garden pond, mature shrubs, hedges and trees. In total the grounds extend to just under three quarters of an acre.

SERVICES:

We are advised that mains water and electricity are connected. Oil fired central heating and drainage via a septic tank. Verification should be obtained from your surveyor.

FIXTURES AND FITTINGS:

By separate negotiation.

TENURE:

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

LOCAL AUTHORITY

Shropshire Council. Tax band: F.

VIEWING ARRANGEMENTS:

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

DIRECTIONS:

Leaving Bridgnorth on the A442 towards Kidderminster. On entering the village of Alveley, turn right into Daddlebrook Road and continue to the junction. Turn left then take a right turn signposted Severn Country Park. Follow the lane passing the entrance to the country park and Little London Farmhouse is positioned on the left handside identified by our for sale board.

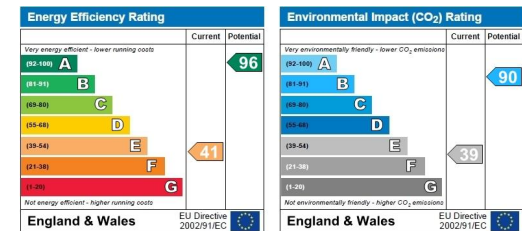
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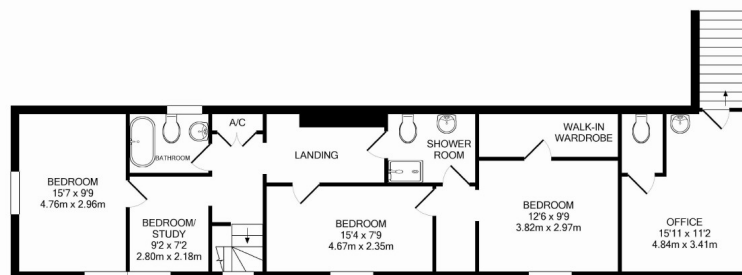
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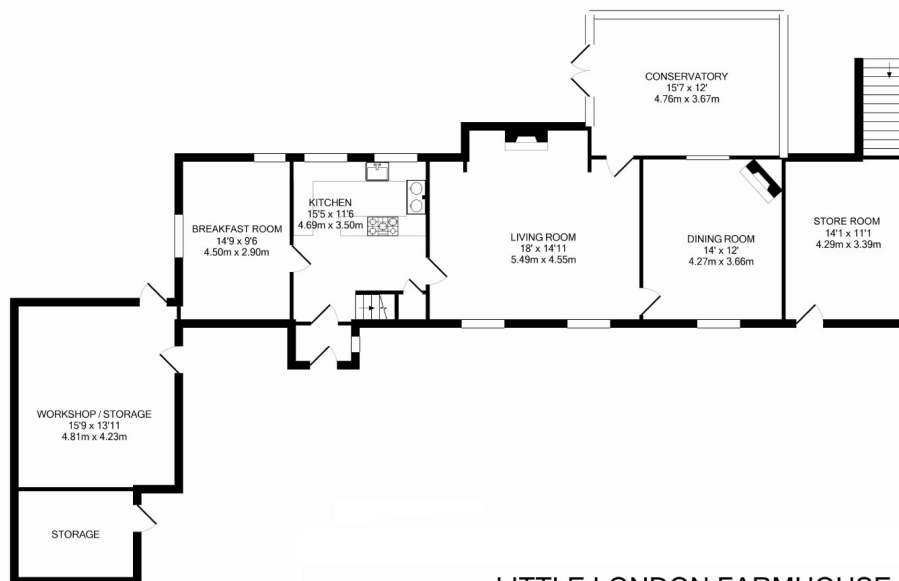
Offers around
£470,000



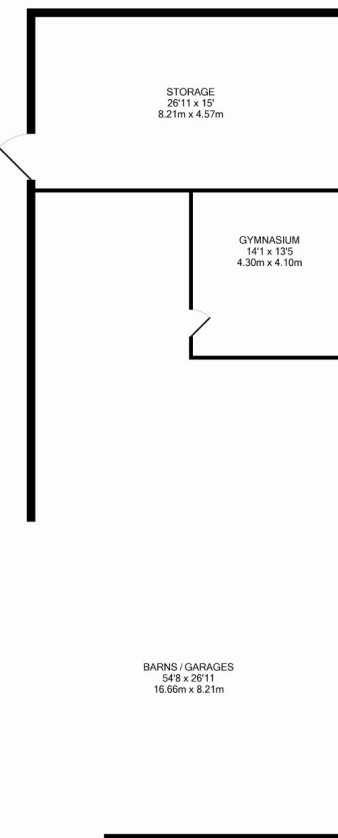
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



First Floor



Ground Floor



Outbuildings

LITTLE LONDON FARMHOUSE
TOTAL APPROX. FLOOR AREA 218.9 SQ.M. (2356 SQ.FT.)
(Excluding outbuildings)

Measurements are approximate. Not to scale. Illustrative purposes only
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