



Rock House, 58 Church Hill Ironbridge, Telford, Shropshire TF8 7QB

Offers in the region of £410,000

A TRULY IMPRESSIVE FOUR BEDROOM, THREE BATHROOM FAMILY HOME THAT HAS BEEN SYMPATHETICALLY AND PAINSTAKINGLY RENOVATED TO A HIGH SPECIFICATION WITH FULLY INTEGRATED SMART HOME TECHNOLOGY.

The Rock House is a stunning period home which provides a modern and beautifully appointed interior laid out over three levels making the most of the picturesque and enchanting views towards Ironbridge Gorge for which the address is renowned.

The accommodation briefly comprises an entrance hall, impressive open plan kitchen family room, utility room with w.c, dining room, living room, three light and airy bedrooms to the first floor with an en-suite shower room off the master and a stylish heritage style family bathroom. To the lower ground is a fourth bedroom with separate access from the garden and a stylish bathroom. The property benefits from a walled kitchen courtyard garden to the rear, a balcony accessed from both the living room and dining room, a walled front garden and off-road parking for several cars.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS UNIQUE FAMILY HOME!

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SMART HOME TECHNOLOGY

This stunning family home has been comprehensively renovated and boasts an array of the latest in smart home technology installed by one of the countries leading companies in home entertainment and automation. The new owner of this property will benefit from:

- Video door intercom linked to their mobiles
- Lighting control throughout
- Smart TV control
- A multiroom audio system
- A 10" touch screen control panel in the kitchen
- Zoned wet underfloor heating throughout
- Enterprise grade wifi throughout with a wired network to all rooms and fibre broadband available in the area.

The living room features an impressive 100" hidden screen, Sony projector, 11.2 Dolby Atmos Cinema with invisible speakers and a recessed fiber optic starlight ceiling.

LOCATION

Ironbridge is a highly regarded UNESCO World Heritage Site that developed around and takes its name from the world's first iron bridge, erected here over the River Severn in 1779 contributing to the birth of the industrial revolution in the 18th Century. The property is pleasantly situated at the top of Church Hill nestled among the woodland that covers the banks of the Gorge and creates the enchanting atmosphere and views that this family home enjoys.

Ironbridge offers a range of shopping, leisure, and recreational facilities. Further extensive facilities, access to the M54/M6 motorway network and the national rail network are provided by the nearby town of Telford.

APPROACH



A gated brick archway set within the boundary walls of the property provides a charming entrance off Church Hill and leads to the front door with video intercom system.

ENTRANCE HALL

11'10" x 3'6" (3.62 x 1.07)

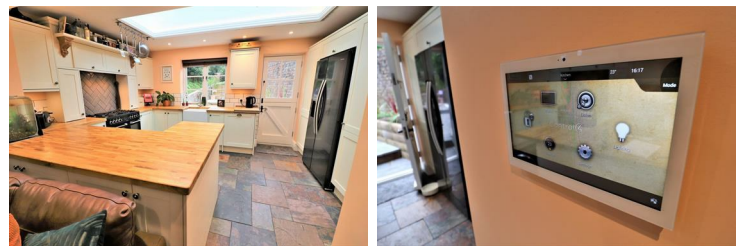
A welcoming hallway having an obscure double glazed entrance door with feature top light, slate flooring and openings into the open plan kitchen family room and formal dining room.

OPEN PLAN KITCHEN WITH FAMILY SEATING AREA

25'4" x 14'6" (7.74 x 4.43)



An extended and sociable kitchen with comfortable family seating area having Shaker style wall, base and drawer units, Hardwood work surfaces with tiled splashback, inset ceramic Belfast sink with mixer tap and slate flooring with underfloor heating.



The kitchen benefits from integrated appliances that include a 10" touch screen control panel, a dishwasher, a large inset American style fridge freezer connected to the mains water supply and a Rangemaster dual fuel cooker with a five ring gas hob, three ovens and concealed extractor fan over.



Doors lead off to the utility room with w.c, living room and staircase to the lower ground accommodation. Three double glazed windows and a large double glazed lantern over the kitchen flood the room with natural light and a double glazed stable door opens out onto the patio of the walled kitchen courtyard garden.

UTILITY WITH W.C

7'3" x 6'6" (2.21 x 2.00)



A useful utility room having built-in storage, Butchers Block style roll top work surfaces with tiled splashback, inset sink with pull out spray mixer tap, slate flooring with underfloor heating, a close coupled w.c and skylight. There is space and plumbing for freestanding appliances such as a washing machine and tumble dryer.

DINING ROOM

18'6" x 11'8" (5.65 x 3.56)



A striking formal dining room having a feature fireplace with living flame effect gas fire and stone surround, Amina hidden speakers within the ceiling, engineered Oak wooden flooring with underfloor heating, modern sash double glazed window to the side and a double glazed door opening out onto the balcony with views beyond.



LIVING ROOM

20'3" x 11'10" (6.18 x 3.61)



A comfortable and stylish family living room by day that can be transformed with ease into your very own cinema room by night with a 11.2 Dolby Atmos Cinema system and invisible speakers, 100" hidden screen that comes down from within the ceiling at the push of a button, Sony projector and a recessed fibre optic starlight ceiling all included within the sale.



Having a feature fireplace with living flame effect gas fire, period style metal surround and stone hearth, underfloor heating, built-in cupboard housing the electronics racking and a double glazed door opening out onto the balcony with views beyond.

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FIRST FLOOR LANDING

9'10" x 8'7" (3.02 x 2.62)

Having a loft hatch giving access to the roof space above, plaster coving to the ceiling, picture rail, double glazed window to the side and doors leading to the three bedrooms and family bathroom.

MASTER BEDROOM

13'5" x 11'1" (4.09 x 3.38)



A beautifully presented and tranquil master bedroom having plaster coving to the ceiling, picture rail, underfloor heating, a modern double glazed sash window and door leading into the en-suite shower room.

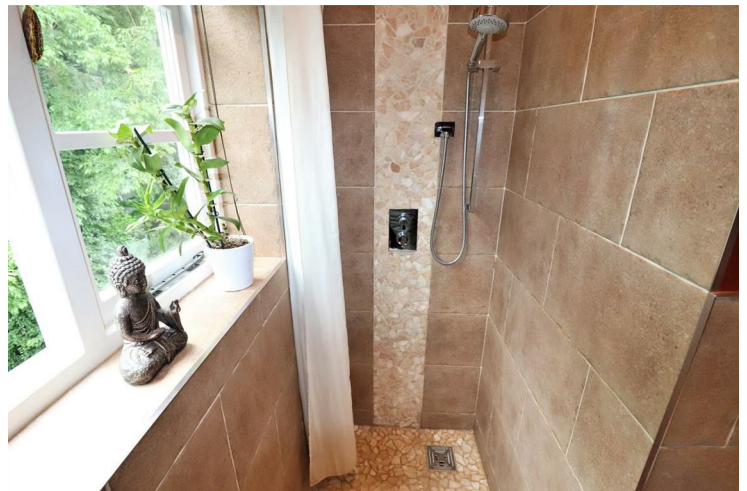


EN-SUITE SHOWER ROOM

7'4" x 6'5" (2.25 x 1.97)



A contemporary shower room having a walk-in shower with thermostatic standard and rainfall shower over, stylish wall hung wash hand basin with pull out vanity drawer beneath, close coupled w.c, cut and polished pebble flooring with underfloor heating, part tiled walls and a double glazed window to the side.



BEDROOM TWO

12'2" x 11'11" (3.71 x 3.64)



A charming and sizeable second bedroom having a picture rail, underfloor heating and dual aspect windows with a modern double glazed sash window to the front and one to the rear.

BEDROOM THREE

8'7" x 6'10" (2.64 x 2.10)



Having a picture rail, built-in storage cupboard, underfloor heating and a double glazed window to the side.

FAMILY BATHROOM

9'1" x 7'0" (2.79 x 2.15)



An elegant family bathroom with Heritage style fixtures and fittings having a ball foot roll top bath with shower mixer tap, standalone wash hand basin, low level w.c, built-in storage, original floorboard flooring with inset feature lights, part tiled and part paneled walls, picture rail, plaster coving to the ceiling and a double glazed window to the side.



LOWER GROUND HALLWAY

11'10" x 5'11" (3.63 x 1.82)

A staircase leads down to the lower ground hallway having underfloor heating, double glazed feature window to the side, opening into the fourth bedroom and door leading into the bathroom.

BEDROOM FOUR

12'4" x 11'11" (3.77 x 3.65)



This fourth bedroom benefits from its own access with double glazed French doors opening out onto the garden, a feature brick fireplace with log burner and stone hearth, underfloor heating, and a built-in storage cupboard.

BATHROOM

11'8" x 10'4" (3.58 x 3.17)



A stylish bathroom with vaulted ceiling, a modern freestanding bath with a floor mounted mixer shower tap, countertop wash hand basin, close coupled w.c and built-in storage.

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OUTSIDE - FRONT



REAR



To the rear is a charming walled kitchen courtyard garden with patio and raised borders stocked with mature planting. An ideal spot for enjoying that early morning cuppa.



A paved balcony stretches across the front of the property providing an elevated seating area from which to take in the lovely views across the Gorge.



PARKING



The property benefits from private off-road parking for several cars to the side of the property accessed from Lincoln Hill.



Steps lead down onto a walled garden with tiered lawn and further patio area.

COUNCIL TAX BAND E

Telford & Wrekin Council- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale

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takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

SERVICES

We are informed by the vendor that all mains services are connected.

POSSESSION

Vacant possession will be given on completion.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONNECTED PERSON

As required by the Estate Agents Act 1979, please note that the owner of this property is a friend of an employee of Worthington Estates.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

FREE MARKET APPRAISAL

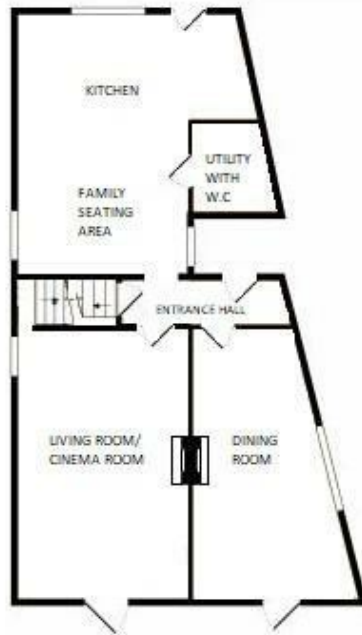
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.



ROCK HOUSE, 58 CHURCH HILL



LOWER GROUND



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1674 SQ. FT (155.6 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY

NOT TO SCALE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54		
F	22-38		
G	1-21		

Energy Efficiency Rating: **B** (Score: 72)

Environmental Impact (CO₂) Rating: **B8** (Score: 7.5)

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