



Connells

The Nest Hampton Loade
Bridgnorth

The Nest Hampton Loade Bridgnorth WV16 6BN

for sale offers in the region of
£170,000



Property Description

A secluded and tranquil, but not isolated timber framed lodge/bungalow being Freehold with full unrestricted residential rights allowing the property to be utilised as a principal residence or enjoyed as a second home/weekend retreat - currently on the lowest Council Tax band 'A'. With the Severn Valley Railway running at the foot of the access steps, the location is perfect for rail enthusiasts! The property stands within 1/3 acre of its own land, with an established variety of trees and greenery, including an attractive oak tree as a focal point. Just a stone's throw away is an attractive pub/restaurant and stunning walks along the River Severn which is a magnet for fishermen.

Near-by facilities are also provided by the village of Highley for local shops, along with the picturesque towns of Bridgnorth and Bewdley within an 8 mile radius. A little further away is the town of Kidderminster with a shopping centre and additional amenities, and rail connections to Birmingham, London, Manchester and further afield.

The property boasts mains water and electricity supplies, with a cosy lounge/diner around a multi-fuel log burner, together with a conservatory area overlooking field views and the valley, a large kitchen, two bedrooms and a shower room. Extensions over the years have added an entrance/sun room and utility providing even more space to this wonderful, unique property.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance / Sun Room

12' 11" x 6' 6" (3.94m x 1.98m)

Offering two double glazed windows to the rear and a ceiling light point.

Lounge / Diner

18' 6" max x 13' 5" max (5.64m max x 4.09m max)

Boasting a multi-fuel log burner, laminate flooring, two ceiling light points and an electric heater. Window to the front and doors into the bedrooms.

Kitchen

19' 6" x 6' 6" (5.94m x 1.98m)

Offering wall and base units, ample work surface space, an inset sink and drainer unit and a fitted gas hob. Vinyl flooring, ceiling light point and a double glazed window to the rear.

Utility Area

8' 4" x 6' 8" (2.54m x 2.03m)

Offering space for freestanding fridge freezer, vinyl flooring, ceiling light point and a double glazed window and door to the side.

Shower Room

Comprising a wash hand basin with storage, WC and a corner shower cubicle with sliding glass doors. Space for a washing machine, vinyl flooring, ceiling light point and double glazed windows to the rear and side.

Bedroom One

13' 6" x 9' 6" (4.11m x 2.90m)

Double bedroom offering laminate flooring, ceiling light point, loft access, double glazed window to the side and double glazed window and external door to the front.

Bedroom Two

13' 5" max x 8' 8" (4.09m max x 2.64m)

Offering laminate flooring, ceiling light point, a double glazed window to the front and an additional window to the side.

Conservatory Area

9' 11" x 3' 8" (3.02m x 1.12m)

Offering vinyl flooring, wall lighting and double glazed windows to the front and side.

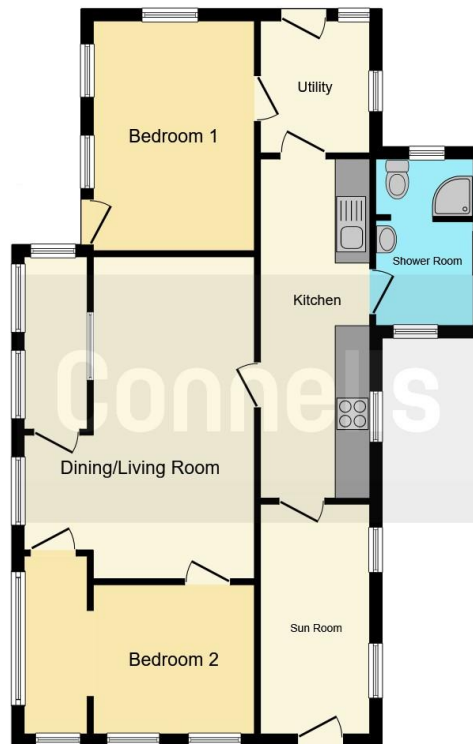
Outside

Impressive outdoor space spanning 1/3 acre around the property.









Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt
 Council Tax Band: A

Tenure: Freehold

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