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BERRIMAN EATON



Old Kingdom Hall, St Marys Steps, Bridgnorth,
WV16 4AQ

Offers around £275,000

An extraordinary detached property of character dating to the late 1800's located in an intriguing position halfway between low town and high town. The stunning property has an interior designed space to maximise high ceilings with a large galleried bedroom. The views are exquisite from the elevated position overlooking the River Severn and bridge. Viewing is essential to appreciate this unique opportunity that would make a splendid home or holiday home. Approached down 57 steps from the Castle Walk, a gated entrance leads into a private enclosed courtyard with terraced flower beds and alfresco dining area. The property is Grade II Listed.

Entrance through an enclosed courtyard garden. Door to:

STUNNING OPEN PLAN LIVING ROOM 27'0" x 17'9" (8.23m x 5.41m) Two radiators, Adam style fire surround with marble inserts, decorative coving, three large windows with views and wooden effect flooring.

BATHROOM 12'2" x 11'0" (3.71m x 3.35m) Very spacious with a range of fitted floor to ceiling mirror wardrobes, panelled bath, bidet, WC, vanity unit with hand basin, fitted drawers, splash back tiling, radiator, sunken ceiling spot lights and tiled floor

BREAKFAST KITCHEN 14'5" x 11'0" (4.39m x 3.35m) Contemporary kitchen with cupboards, wine rack, wall cupboards and display cupboards, splash back tiling, fridge/freezer, stainless steel double oven and grill, five gas hobs, extractor hood above, Belfast sink, dish washer, washing machine, under cupboard lighting, slate floor, beech wooden work surfaces, radiator and door to:

BOOT ROOM UPVC windows to the front and rear, laminate flooring and polycarbonate roof.

GALLERY LANDING/BEDROOM 27'2"(max) x 12'9" (8.28m (max) x 3.89m) Balustrading over the living area, two radiators, sunken ceiling lights and coving. Door off to:

L-SHAPED BEDROOM 2 13'0"(max) x 4'9"(min) (3.96m (max) x 1.45m (min)) Door to the garden, radiator and window.

SHOWER ROOM 11'8" x 4'9" (3.56m x 1.45m) Shower cubicle with electric shower, WC, glass vanity unit, extensively tiled walls. Radiator and fashionably tiled floor.

OUTSIDE To the front is a walled courtyard garden with gated entrance, landscaped with steps and tiered flowerbeds.

SERVICES: Verification should be obtained from your surveyor.

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

COUNCIL TAX: Bridgnorth District Council BAND: D

FIXTURES AND FITTINGS: By separate negotiation.

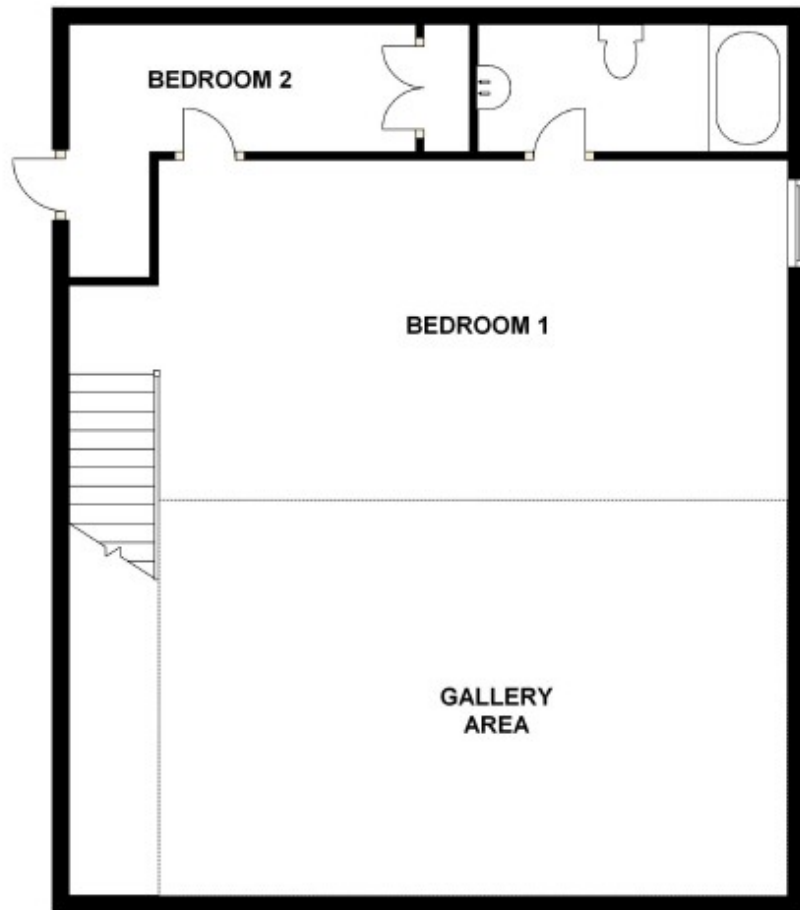
VIEWING: Contact the BRIDGNORTH OFFICE on 01746 766499

DIRECTIONS: Walking from the High Street continue onto the Castle Walk past the Cliff Railway heading towards St Marys Church. Take a left at the first set of steps on the left called St Marys Steps. Proceed about half way down where the property is positioned on the left hand side identified by our for sale board.

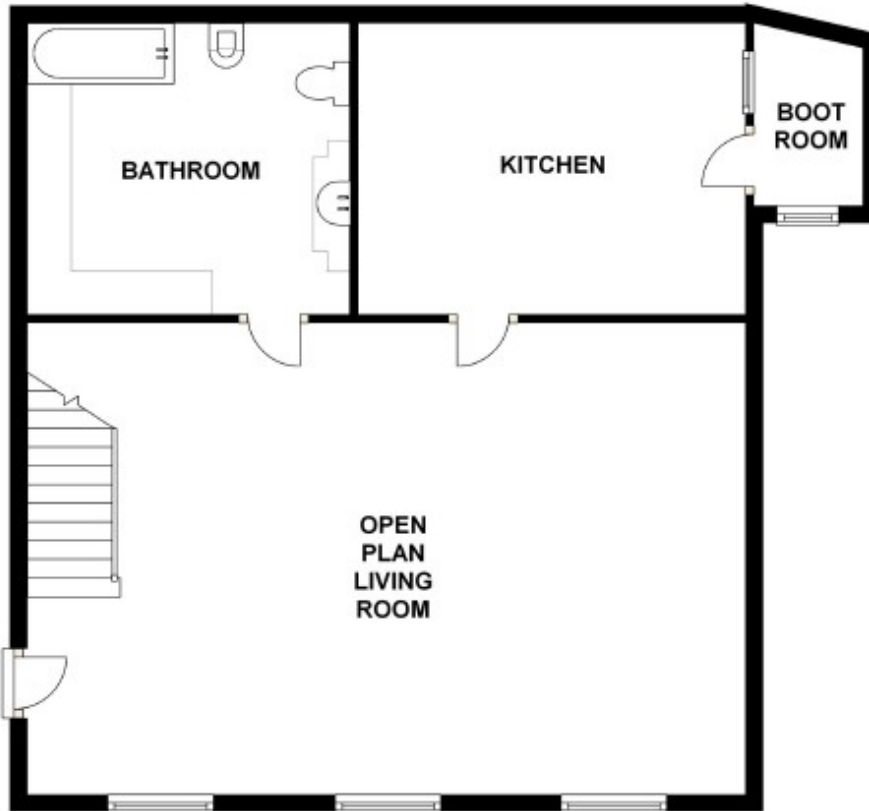
**OLD KINGDOM HALL
ST MARYS STEPS
BRIDGNORTH**

Approx Overall Floor Area
118sq.m 1268sq.ft.

FOR IDENTIFICATION ONLY
NOT TO SCALE

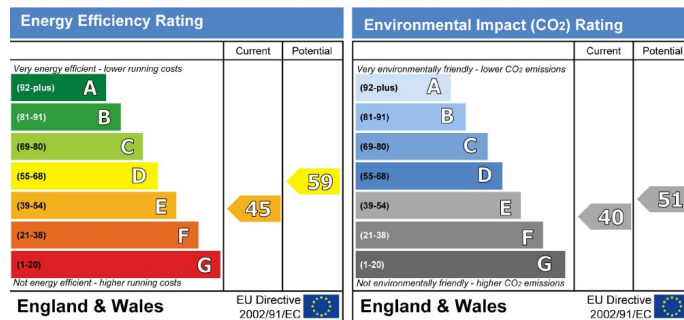


FIRST FLOOR



GROUND FLOOR

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