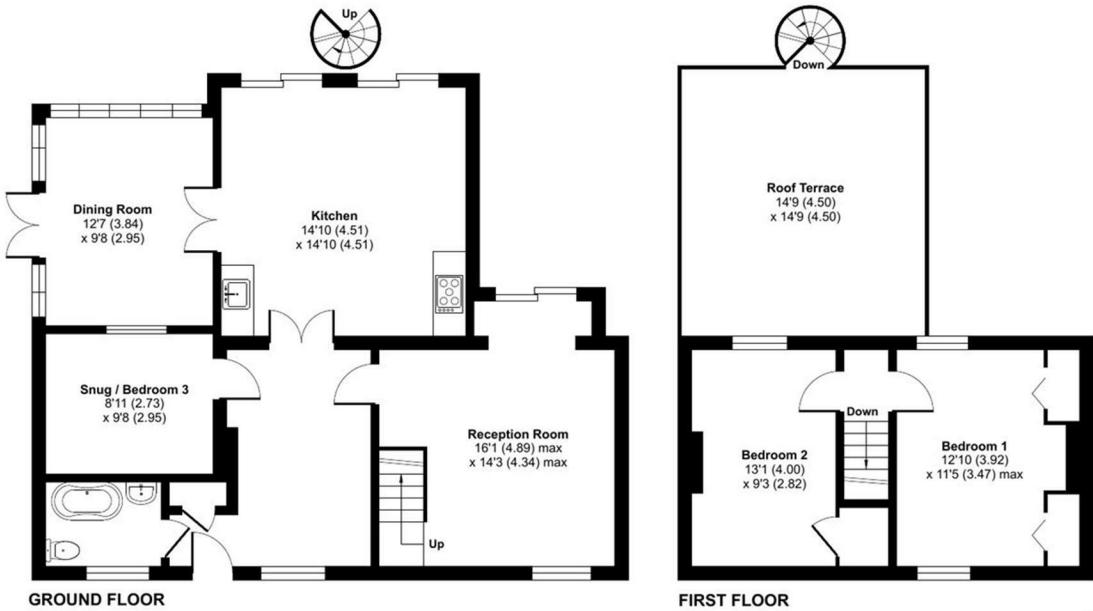


FOR SALE

Twin Pines, 20 Ladywood, Ironbridge, TF8 7JU



Approximate Area = 1136 sq ft / 105.5 sq m  
For identification only - Not to scale

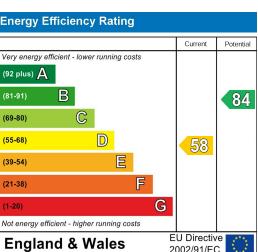


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1254883

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



FOR SALE

Offers in the region of £419,950

Twin Pines, 20 Ladywood, Ironbridge, TF8 7JU

This delightful two bedroom detached cottage, dating back to the 18th century, offers an abundance of character and charm. Set within expansive landscaped gardens of approximately one-fifth of an acre, the property enjoys a private, wooded outlook and is ideally located just a short distance from the historic Ironbridge, with picturesque views towards the Severn Gorge. With ample parking space this home is a must-see for those seeking a tranquil and characterful retreat.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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3 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s

- Beautiful Gardens
- Sought-After Location
- Total ft<sup>2</sup> - 958
- Stunning Views
- Charming Character Property
- Ample Parking

#### DESCRIPTION

Nestled within large, beautifully landscaped gardens, this charming 18th-century detached cottage provides an exceptional living space with original character features throughout. On the ground floor, the property offers a versatile lobby area that could serve as a dining room or additional sitting room, snug, a sitting room, a spacious farmhouse kitchen, a conservatory, and a bathroom. Upstairs, you'll find two generously-sized double bedrooms, including a first-floor sun terrace that boasts lovely views over the gardens.

The extensive gardens, extending to approximately one-fifth of an acre, are a real highlight, offering a high level of privacy and backing onto tranquil woodland. The large parking area is suitable for a motorhome, boat, or caravan, with potential for future development, subject to planning consent. This unique property is perfect for those looking for both charm and space, with the added benefit of a peaceful, private setting just a stone's throw from the historic Ironbridge and Severn Gorge.

#### LOCATION

Ironbridge is a picturesque village nestled in the heart of Shropshire, renowned for its rich industrial heritage and stunning riverside setting. Famous for the iconic Iron Bridge, which gave its name to the town, this charming location offers a unique blend of history and natural beauty. Surrounded by rolling hills and the scenic River Severn, Ironbridge is a designated UNESCO World Heritage site, attracting visitors with its array of museums, boutique shops, and traditional pubs. The village is well-connected to nearby towns such as Telford, making it an ideal place for those seeking a peaceful yet accessible retreat.

#### DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. Stay on this road for 0.4 miles before taking the second exit at the roundabout onto Glebe Street. Follow the road round before turning right in 310 yards onto High Street. Stay on this road for 2.4 miles before taking the fourth exit at the roundabout onto the A5223. In 0.9 miles take the third exit at the roundabout onto the Horsehay Bypass. Stay on the bypass for 0.5 miles before taking the second exit at the next roundabout. In 0.2 miles at the next roundabout take the second exit onto Jiggers Bank. Stay on here for 1.2 miles before bearing onto Dale Road. In 0.4 miles turn left onto The Wharfage. At the next roundabout take the third exit onto Waterloo Street before turning right onto Ironbridge Road in 0.5 miles. Go round the hairpin bend and you will find the property on your left.

What3Words: though.marmalade.fishery

#### ROOMS

##### GROUND FLOOR

###### LOBBY

The entrance door opens into a welcoming reception area with a tiled floor, providing access to the bathroom and leading into the open lobby.

The lobby boasts a beautiful solid oak floor and features a charming multi-fuel burner with a brick surround, hearth, and a wooden beam above. A double-glazed window fills the space with natural light, and doors lead to the snug, sitting room, and a set of double doors that open into the spacious kitchen.

###### BATHROOM

The bathroom is fitted with a classic claw-foot roll-top bath, complete with a shower overhead, a pedestal wash hand basin, and a low-level W.C. The room also includes a towel rail, tiled flooring, part-tiled walls, and a double-glazed window that offers plenty of natural light.

###### LOUNGE

The room features stunning oak flooring and a Villager cast iron gas fire, set in a brick recess with a quarry-tiled hearth and a wooden beam above. A double-glazed window allows natural light to flood the space, while sliding patio doors open to the garden, offering easy access to outdoor living. Stairs lead up to the first floor.

#### KITCHEN

The kitchen provides ample worktop and storage space whilst still providing an open plan and light feel.

#### CONSERVATORY/DINING ROOM

The room features a tiled floor and is filled with natural light from double-glazed windows. A door opens directly into the garden, seamlessly connecting indoor and outdoor spaces. It is also equipped with plumbing for both a washing machine and a dishwasher, offering added convenience and functionality.

#### SNUG

This versatile room features laminate flooring, a radiator, and a double-glazed window, making it ideal for use as a snug or third bedroom, depending on your needs.

#### FIRST FLOOR

##### BEDROOM ONE

The room is bright and inviting, with two double-glazed windows offering stunning views of the gorge. It also features two built-in wardrobes for ample storage and a radiator to ensure year-round comfort.

##### BEDROOM TWO

The room is filled with natural light from two double-glazed windows, which overlook the sun terrace and offer beautiful views of the gorge. It also features two built-in wardrobes for convenient storage and a radiator for added comfort.

#### SUN TERRACE

A spiral staircase from the garden leads up to the sun terrace, where you can enjoy stunning views of the surrounding area.

#### EXTERNAL

#### GARDEN

The property boasts expansive gardens featuring well-maintained lawns, patios, and mature trees, shrubs, and bushes, all connected by charming pathways. A summerhouse, garden shed, and wood store add to the functionality, while a brick outbuilding offers additional storage space. A decked seating area provides the perfect spot to relax, and a spiral staircase leads up to the sun terrace, offering beautiful views. The gardens back onto woodland, ensuring a high level of privacy and tranquillity.

The spacious parking area is accessed through wooden gates, comfortably accommodates a motorhome, caravan, or boat. There is also a carport providing additional shelter.

#### STORAGE UNIT

The property also benefits from a well-sized storage unit, with easy access from the parking area.

#### LOCAL AUTHORITY

Telford and Wrekin Council.

#### COUNCIL TAX BAND

Council Tax Band D.

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with the selling agent.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.