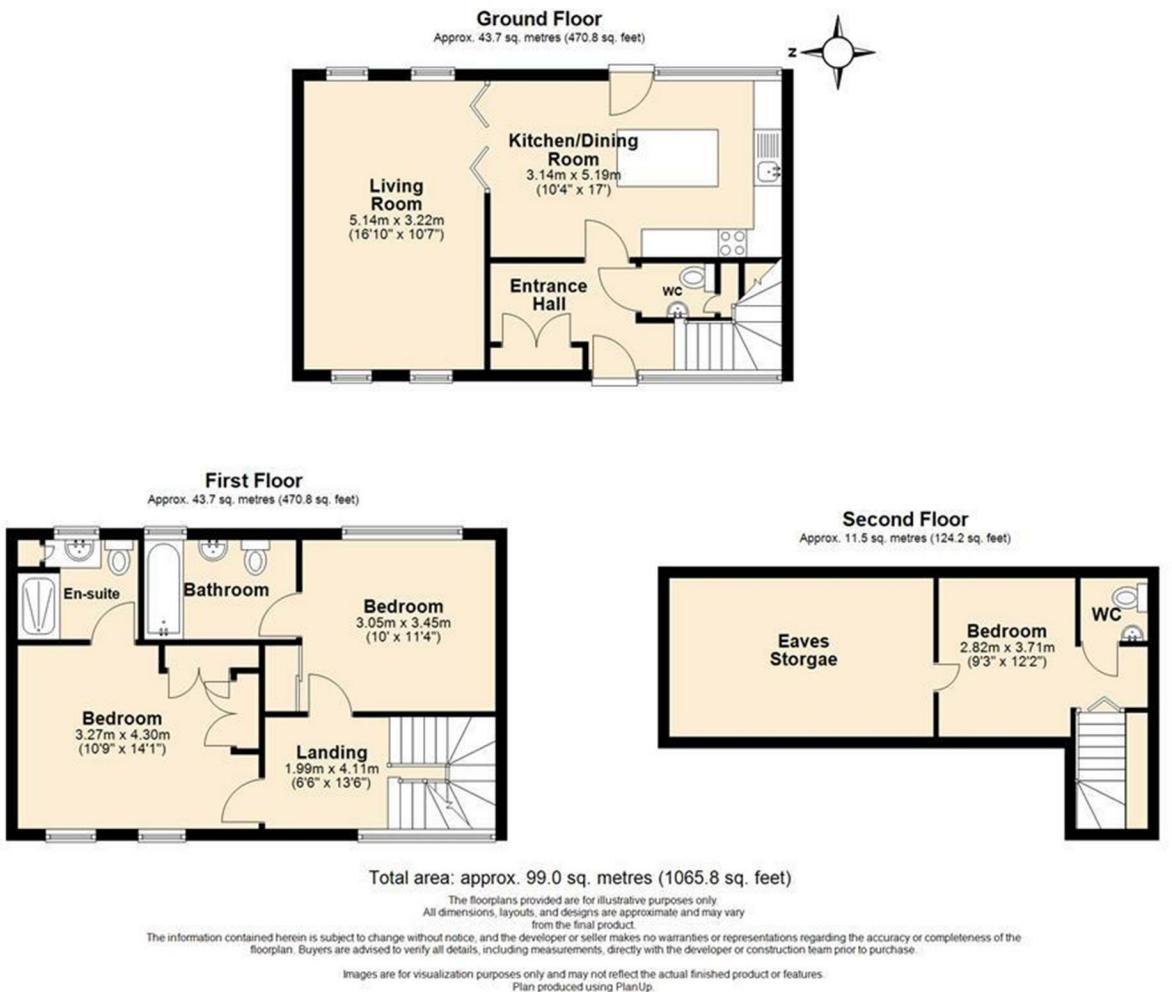


FOR SALE

Hay Loft Woodhill Road, Highley, Bridgnorth, WV16 6HT

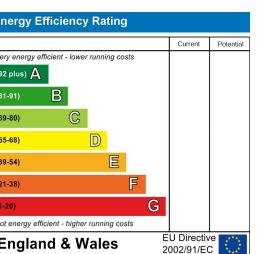
Halls¹⁸⁴⁵



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



Offers in the region of £375,000

Hay Loft Woodhill Road, Highley, Bridgnorth, WV16 6HT

This property is a beautifully designed home offering a spacious kitchen/diner, cosy living room, two double bedrooms with en-suites, and a versatile attic room with WC. Outside features include off-street parking, a single garage, and a tranquil rear garden. With a sense of countryside charm —viewing is highly recommended.

Halls¹⁸⁴⁵

01952 971800

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01952 971800

1 Reception
Room/s

2 Bedroom/s

2 Bath/Shower
Room/s

- **Garage with Extra Storage Space**
- **Countryside Views**
- **Total ft² - 958**
- **Converted Barn**
- **Immaculate Condition**
- **Flexible Living Space**

DESCRIPTION

Upon entry, you are welcomed into a spacious Reception Hall that flows into a well-appointed Dining Kitchen, ideal for both entertaining and casual dining. The inviting Living Room creates a comfortable atmosphere. This meticulously designed residence features two generously sized Double Bedrooms, each accompanied by En-Suite facilities. Additionally, an Attic Room with a WC provides flexible space for a home office or guest accommodation.

Externally, Hay Loft includes off-street parking and a Single Garage. The rear garden serves as a private outdoor oasis, offering a tranquil setting for relaxation and a connection with nature.

Hay Loft represents a unique opportunity for buyers seeking an elegant blend of modern amenities and country living. With its sophisticated design and enviable location, this property is a must-see for anyone considering a serene retreat in the countryside. We invite you to schedule a viewing to explore its exceptional qualities.

LOCATION

Highley is a quintessential English village renowned for its tranquil ambiance and rich history. Surrounded by lush greenery and rolling hills, residents here enjoy the perfect blend of rural serenity and easy access to urban amenities. The village is known for its strong sense of community, making it an ideal place to raise a family or settle down in peaceful seclusion.

DIRECTIONS

Leave Telford and follow the A442 towards Bridgnorth. Once you get to Bridgnorth take the second exit at the roundabout onto Cann Hall Road and then turn right on St Johns Street and follow the road over the bridge onto Underhill Road. Turn left onto the B4363 and left again onto the B4555. Stay on this road through Eardington and Chelmarsh until you get to Highley where you will find a country lane on your right upon coming into the village. Continue down this lane and you will be met by Hay Loft.

GROUND FLOOR**ROOMS****ENTRANCE HALL**

The entrance hall is a welcoming space which provides storage and access to the first floor.

LIVING ROOM

The living room has dual aspect windows with views to both the front and rear elevation as well as doors leading through to the kitchen/diner.

KITCHEN/DINER

The open plan kitchen/diner provides ample worktop and cupboard space with a door and windows opening out to the garden.

W.C.

A white two-piece suite with wash hand basin and W.C.

FIRST FLOOR**BEDROOM ONE**

A double bedroom with views to the front elevation.

EN-SUITE

A white three-piece suite comprising wash-hand basin, shower and W.C.

BEDROOM TWO

A double bedroom with a large window overlooking the rear elevation.

BATHROOM

A white three-piece suite comprising bath with hand-held shower fitting, wash-hand basin and W.C.

SECOND FLOOR**ATTIC ROOM**

A good sized attic room which can accommodate a double bed with a skylight.

W.C.

A white two-piece suite with wash hand basin and W.C.

EAVES STORAGE

The eaves storage can be accessed through the attic room which is perfect for general storage and wardrobe space.

EXTERNAL**GARDEN**

The spacious garden provides a perfect area for entertaining with both grassed and patio space.

GARAGE

There are two floors to the single garage which provides a large amount of space for storage.

LOCAL AUTHORITY

Shropshire 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.