

FOR SALE

Holmwood, 58 Paradise, Coalbrookdale, Ironbridge, Telford, TF8 7NN



FOR SALE Offers in the region of £335,000

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Occupying a delightful position within the sought-after hamlet of Paradise, Coalbrookdale, Holmwood is a beautifully presented two-bedroom cottage combining period charm with modern comfort. Boasting exposed beams, a wood-burning stove, attractive gardens and driveway parking, this characterful home enjoys a peaceful setting within the UNESCO World Heritage Site of the Ironbridge Gorge.



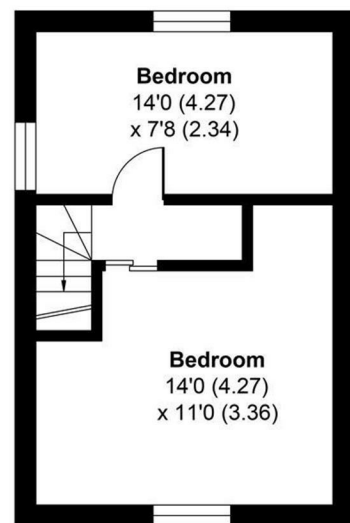
hallsgb.com 01952 971800



Approximate Area = 816 sq ft / 75.8 sq m
For identification only - Not to scale



Ground Floor

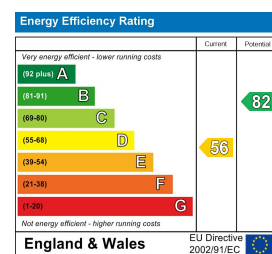


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

Energy Performance Rating



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.



01952 971800

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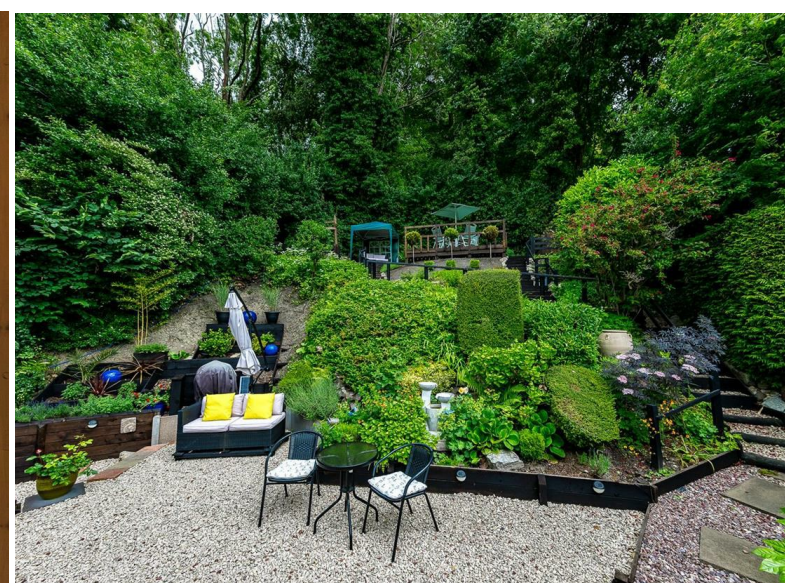
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming character cottage with exposed beams and wood-burning stove
- Two spacious double bedrooms
- Attractive mature gardens and outdoor seating areas
- Driveway providing off-road parking
- Sought-after location
- Open Views

The generous lounge serves as the heart of the home, where the striking fireplace and exposed beams provide a wonderful focal point, perfectly complementing the cottage's heritage. The adjoining dining room offers a versatile entertaining space, ideal for family gatherings or more formal occasions, whilst enjoying views across the gardens.

The fitted kitchen is thoughtfully arranged, offering ample storage and workspace for everyday living. A well-appointed family bathroom completes the ground floor accommodation.

To the first floor, two spacious double bedrooms provide comfortable and peaceful retreats, each benefitting from pleasant outlooks over the surrounding area. The accommodation is perfectly suited to a range of buyers, whether seeking a permanent residence, weekend escape, holiday let investment or a charming downsizing opportunity.

Outside, the gardens are a particular feature of the property. Beautifully established with mature planting, stone retaining walls and seating areas, they provide an attractive setting in which to relax and enjoy the tranquillity of the surrounding Ironbridge countryside.

Offering charm, character and an enviable location, Holmwood presents a rare opportunity to acquire a quintessential cottage within one of Shropshire's most celebrated settings.

LOCATION

Situated in the highly sought-after village of Coalbrookdale, within the heart of the UNESCO World Heritage Ironbridge Gorge, Holmwood enjoys a peaceful setting surrounded by beautiful woodland and countryside walks. The nearby town of Ironbridge offers an excellent selection of independent shops, cafés, restaurants and historic attractions, whilst a range of highly regarded primary and secondary schools are available within the surrounding area. Telford Town Centre, the M54 and mainline rail connections are all within easy reach, making this an ideal location for both families and commuters seeking a blend of countryside living and modern convenience.

ROOMS

GROUND FLOOR

LOUNGE
14'2 x 14'0

DINING ROOM
14'0 x 7'8

KITCHEN
7'9 x 10'9

BATHROOM

FIRST FLOOR

BEDROOM ONE
14'0 x 11'0

BEDROOM TWO
14'0 x 7'8

EXTERNAL DRIVEWAY

GARDEN

LOCAL AUTHORITY
Telford and Wrekin Council

COUNCIL TAX BAND
Council Tax Band: B

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.