



White Horse Lodge, Ironbridge, Shropshire



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Ironbridge offers outstanding local facilities including a wide range of shops, restaurants and public houses. Just a few steps from the front door are two beautiful re-wilding parks, one with a small lake, perfect for walks and with beautiful views across the gorge.

An impressive selection of public and private schools in the area including Thomas Telford School, The Old Hall, Wrekin College and Haberdashers' Abraham Darby (the latter within walking distance of the property).

Nearby Telford provides further shopping and recreational facilities, while the historic County Town of Shrewsbury is also within easy reach. Communications are excellent with the nearby M54 connecting to the M6 and to the national motorway network beyond. There are national train links at both Telford Central and Shrewsbury.

Distances: Shrewsbury 14 miles, Birmingham 37 miles, Telford 4.2 miles.
(Distances are approximate)

Tenure: Freehold

Services: Mains electricity, drainage and water supply, gas central heating.

Local Authority & Council Tax Band: Telford and Wrekin Council.

Council tax band F.



White Horse Lodge

A unique and spacious 4/5 bedroom coach house conversion nestled in a quiet and leafy corner of historic Ironbridge on the south-facing side of the Ironbridge Gorge. The perfect blend of heritage charm and tasteful contemporary luxury, the property has been skilfully redeveloped within the 18th century building's original walls and finished to a high standard.

Entry via the oak front door and vestibule leads into the large open-plan principal reception room - the hub of the house - which is enhanced by the impressive original inglenook fireplace and ample room for sofas/informal dining. Divided from the living room area by a stylish five-seater island, the fitted kitchen is equipped with induction hob, combination double oven/microwave and integrated dishwasher all by Miele. There is a convenient pre-plumbed alcove for a large American-style fridge freezer.



Off the kitchen is the separate, spacious utility room, where the back door leads onto the secluded rear courtyard.

A second spacious reception room is accessed from the principal reception, with French doors leading out onto the lovely west-facing terrace - perfect for alfresco dining and summer barbecues.

Following on from the principal reception, the inner hall provides access to a versatile sky-lit studio (or fifth bedroom), with vaulted ceiling and French doors opening out onto the rear courtyard. The inner hall also accesses both the ground floor shower room and separate boiler room which has plenty of space for extra storage and/or a laundry drying area.

Stairs from the inner hall lead to the first floor landing, including a large upstairs laundry cupboard, plumbed for a washing machine and dryer.





The perfect
blend of
heritage
charm and
tasteful
luxury.



Gardens and grounds

Externally, the property is fronted by a Cotswold stone driveway with parking for at least five cars and has two 7kw outlets for EV charging.

To the east side, a gated fence secures the private rear courtyard - perfect for morning coffee and intimate alfresco dining also perfect for a private hot tub. The adjacent brick and stone outbuilding has mains power and lighting and is suitable for storage/workshop with the potential to be converted to an extra office or fitness studio if required.

To the west side, the gorgeous main terrace includes outside power and water points and is an ideal spot to enjoy the afternoon and evening sun. Steps from the terrace lead up to the tiered lawns, protected to the front by youthful laurels, designed to grow into an attractive, substantial boundary offering further privacy.





This highly energy-efficient 2023 home of almost 3000 square feet is constructed to the very latest building regulations, EPC rating B with a ten-year warranty. The entire ground floor benefits from insulated and zoned underfloor heating. The grounds are also covered by PIR security lighting and phone-viewable movement-activated CCTV.

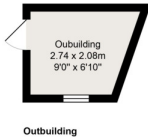
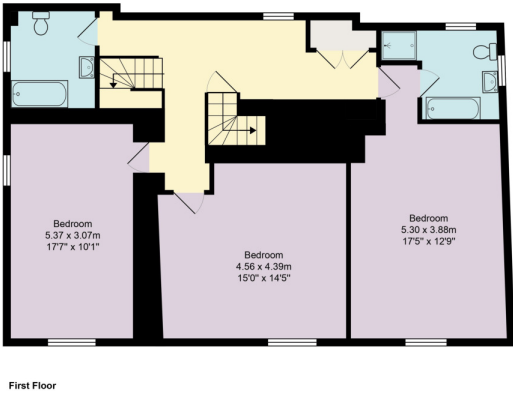
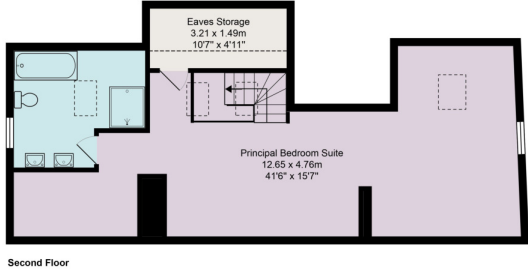
Directions: Ideally approached from the bottom of Church Road; at the far end of which you will find the property on the left hand side or alternatively from either the top or bottom of Lincoln Hill, the property is located near the junction between Lincoln Hill and Church Road. W3W: foiled.cookies.crabmeat





White Horse Lodge

Approximate Gross Internal Floor Area
 Main House 267 sq m / 2878 sq ft
 Outbuilding 5 sq m / 53 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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