



## 4 bed detached house to buy in

Knowle Sands, Bridgnorth, Shropshire,  
WV16 5JL

**£500,000** Starting Bid

🛏 x 4 🚿 x 1 🚿 x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Beautifully rebuilt modern home completed in 2021 with freehold tenure
- ✓ Stunning open-plan kitchen/family space with two sets of bi-folding
- ✓ Separate utility room with stable door and practical fitted units

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Completed in 2021, Moor Cottage is a truly special home that combines modern design with the calm of countryside living. Replacing the original building, it has been carefully rebuilt to a high standard with space, light, and practicality at its heart. The layout is flexible, with two bedrooms located on the ground floor and two more upstairs-making it perfect for growing families, multi-generational living or professionals wanting work-from-home options. Inside, Amtico flooring flows throughout the ground floor, giving a sleek, cohesive finish.

The central reception hall leads to a bright living room with a triple aspect and French doors opening onto the garden. A wood-effect LPG stove adds warmth and style, and fitted blinds to all windows give a clean, modern touch. The showpiece of the home is the impressive open-plan kitchen, breakfast and family room-a vast space flooded with daylight thanks to two sets of bi-folding doors, which frame the garden beautifully. There's a log burner here too for cosy winter evenings. The kitchen has been thoughtfully designed with a mix of base and wall units, all finished with under-lighting, a Belfast sink, and a large central island topped with Onyx worktops. Integrated appliances include a fridge freezer, Zanussi oven, microwave, induction hob, and dishwasher. A separate utility room sits just off the kitchen, with additional units, a sink, and room for white goods, plus a stable door to the outside.

Two double bedrooms are also found on the ground floor, one with built-in wardrobes and the other enjoying an en-suite with a modern bathroom suite. A cloakroom WC is neatly located off the hallway. Upstairs, there are two further double bedrooms, both enjoying elevated countryside views and built-in wardrobes. One of these has an en-suite shower room, creating the perfect principal suite or guest space.

Outside, Moor Cottage offers even more appeal. Electric double gates open onto a gently rising tarmac driveway leading to a spacious parking area and an oak-framed double carport. Steps from here lead to a neatly designed Astro-turfed garden and onward to a patio-perfect for relaxing or dining outdoors. A post and rail fence marks the end of the main garden, beyond which is a natural area of land left wild, though it could be transformed into a vegetable plot or paddock.

A standout feature is the separate studio building at the rear of the garden, currently fitted out as a private bar and games room. With two sets of French doors leading to its own deck, it's ideal for entertaining or relaxing in privacy. Alternatively, it could make a brilliant home office, gym, or even guest annexe. The gardens wrap around the house and include a hot tub zone, seating areas and plenty of space for children to play or to enjoy the countryside views from sunrise to sunset. This home is freehold and has been built with longevity and lifestyle in mind-ideal for anyone wanting to put down roots in a beautiful part of Shropshire.

Moor Cottage sits just a mile from Bridgnorth's historic town centre, known for its unique High Town and Low Town linked by the oldest and steepest inland funicular railway in the UK. The town offers a great range of independent shops, pubs, cafés and a weekly market, perfect for families and anyone wanting a vibrant local community. State and private schooling is well catered for, with respected options like St Leonard's C of E Primary, St John's Catholic Primary, Oldbury Wells School, and St Dominic's Grammar School. Bridgnorth Endowed School is also close by. For commuters, Telford is around 13 miles away, providing access to the M54 and wider Midlands network, while rail services from Wolverhampton and Shrewsbury link directly to Birmingham, London, and the North. Regular buses also serve the town from surrounding areas. For anyone wanting countryside charm without losing connection to urban centres, this location is hard to beat.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £500,000

Property Type: Detached House

Parking: Off Street

Year built: 2020

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric, Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: No

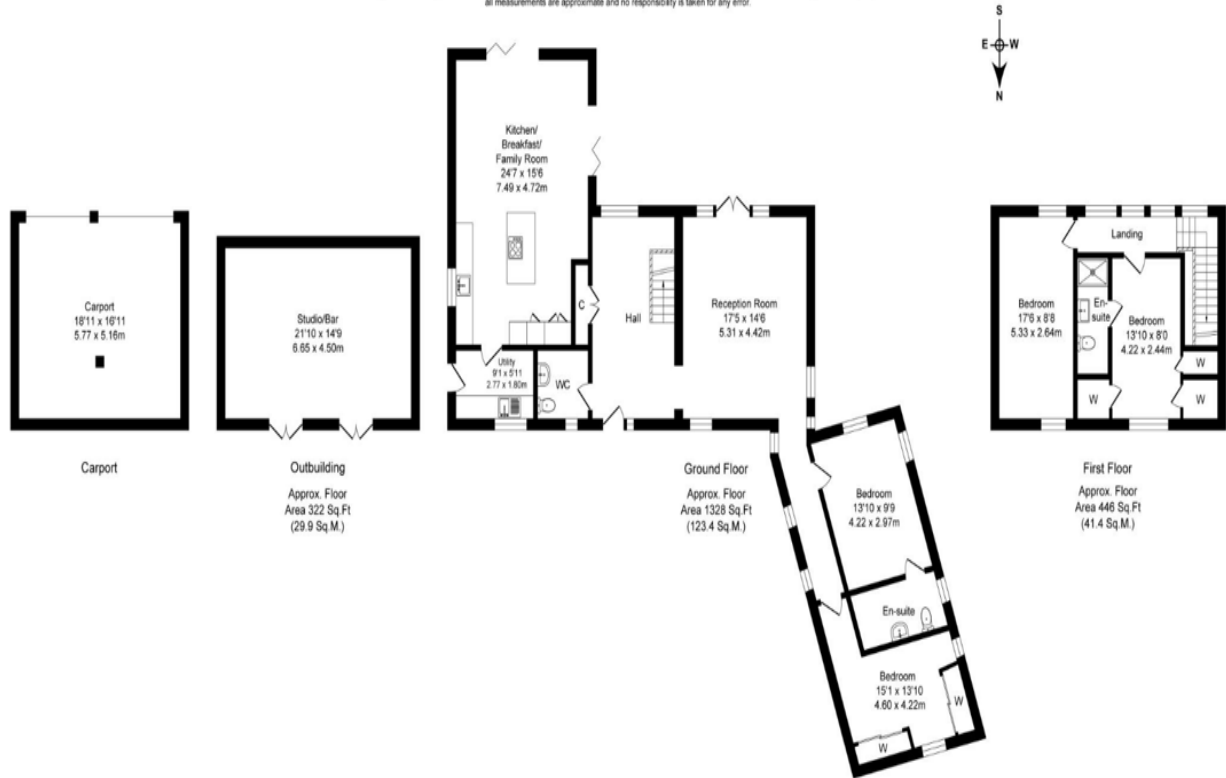
Sewerage: Cesspit

Air conditioning: No

Mobile signal coverage: Good

Moor Cottage, Knowlesands, Bridgnorth  
 Total Approx. Floor Area 2096 Sq.ft. (194.7 Sq.M.)  
 (Excluding Carport)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Knowle Sands, Bridgnorth, Shropshire, WV16 5JL

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