

8 The Wharfage & 6 Severn Bank

Ironbridge | Shropshire | TF8 7AW

Balfours
PROPERTY PROFESSIONALS



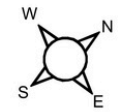

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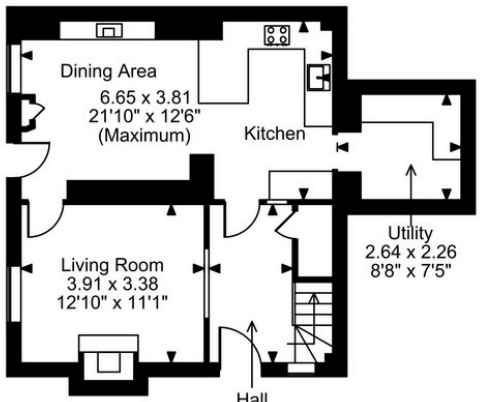



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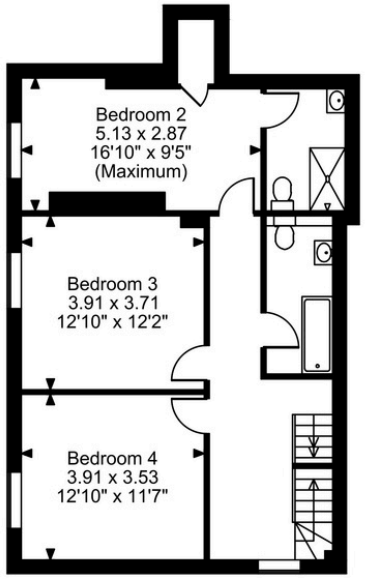


8 The Wharfage & 6 Severn Bank, The Wharfage, Ironbridge, Telford
Approximate Gross Internal Area
8 The Wharfage = 1714 Sq Ft/159 Sq M
6 Severn Bank = 932 Sq Ft/87 Sq M
Total = 2646 Sq Ft/246 Sq M

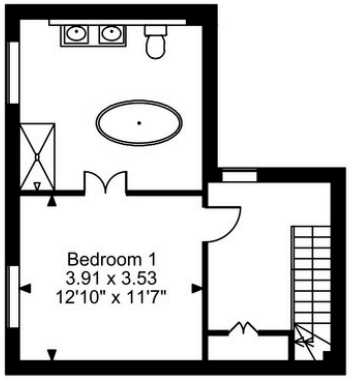




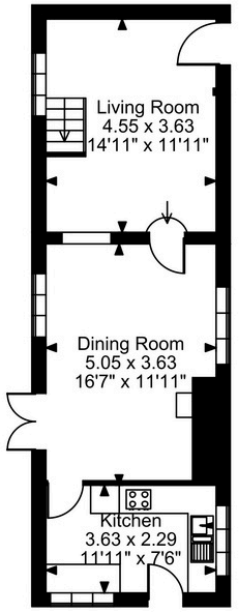
8 The Wharfage
Ground Floor



8 The Wharfage
First Floor

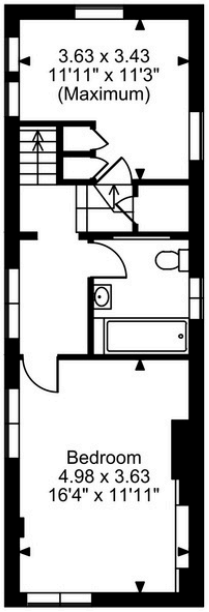


8 The Wharfage
Second Floor



6 Severn Bank
Ground Floor

Second Floor



6 Severn Bank
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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8 The Wharfage & 6 Severn Bank

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Telford 3.9 miles, Bridgnorth 8.6 miles, Shrewsbury 13.8 miles and Newport 13.9 miles (All distances are approximate).

An exceptional riverside property comprising a beautifully refurbished Grade II listed 18th-century building and adjoining character cottage offering holiday let potential, both recently and sympathetically restored to the highest standard, with picturesque views across the River Severn.

Key Features

- Reception Hall
- Living Room
- Open-Plan Kitchen and Dining Room
- Walk-In Pantry
- Principal Bedroom Suite with Luxury Bathroom
- 3 Further Bedrooms (1 En-Suite)
- Family Bathroom & Shower Room
- Adjoining Cottage (6 Severn Bank) with Living Room, Dining Room, Kitchen, 2 Bedrooms & Bathroom
- Roof Terrace
- Parking
- Elevated Terraced Gardens
- Workshop/Store
- Riverside Views
- EPC (Cottage): D

8 The Wharfage and 6 Severn Bank offer a rare and versatile opportunity to acquire two distinguished period properties, providing over 2,640 square feet of characterful, high-specification accommodation. Both properties have been recently and sympathetically restored to the highest of standards, seamlessly pairing their rich historic integrity with refined modern luxury.

Situated within the UNESCO World Heritage Site of Ironbridge Gorge, a highly popular tourist hotspot, the properties enjoy an enviable position fronting the River Severn, moments from the famous historic Iron Bridge, local amenities and scenic riverside walks. This unique arrangement provides an exceptional lifestyle opportunity with outstanding investment potential, the secondary cottage perfectly primed to generate a desirable holiday let income.

Offering the rare best of both worlds, this property combines classic period character with the effortless upkeep of a newly built home. Aside from the original structural walls, virtually every element of the house has been replaced to a high standard. With a restored and refurbished roof, central heating system, full electrical rewire, and stylish new kitchen and bathrooms.

The principal residence, 8 The Wharfage, is an elegant Grade II listed Georgian townhouse providing substantial accommodation arranged over three floors, combining period charm with contemporary living. The ground floor opens via a welcoming hall into a comfortable living room featuring sash windows, exposed timber lintels and an attractive feature fireplace. Spanning the length of the house is an impressive open-plan kitchen and dining area, complete with an inglenook-style brick fireplace housing a wood-burning stove and heavy timber mantle.

The kitchen is fitted with stylish midnight-blue shaker-style cabinetry, quality stone worksurfaces, integrated appliances, a Belfast sink and an adjoining walk-in pantry offering extensive additional storage.

Adjoining the principal residence to the rear and side, 6 Severn Bank is an enchanting two-bedroom period cottage retaining an abundance of historic features, including exposed wall and ceiling timbers and rustic latch doors. Having been restored with the same meticulous attention to detail as the main house, the cottage offers a premium, turnkey opportunity for a buyer looking to secure a desirable holiday let income stream or a luxury Airbnb setup.

The ground floor comprises a well-appointed kitchen, a formal dining room and an atmospheric living room.

The dining room features an inset stove and French doors opening onto a private roof terrace. The first floor offers two characterful double bedrooms served by a contemporary bathroom.

8 The Wharfage is approached through double wrought-iron gates opening onto a generous, private gravelled courtyard providing valuable off-road parking for multiple vehicles - a feature that is exceptionally rare and highly sought-after for this historic riverside location.

To the side, historic brick and stone steps lead up to private, terraced hillside gardens and seating areas, nestled against the wooded backdrop of the gorge. These provide tranquil spaces for al fresco dining, with elevated views across the valley and the River Severn below.













General

Services: Mains water, drainage gas and electricity.

Council Tax: Band A (Cottage). Awaiting allocation (main house)

Postcode: TF8 7AW (8 The Wharfage) TF8 7AN (6 Severn Bank)

Local Authority: Telford and Wrekin

Mobile Signal: EE ✓ three ✓ O2 ✓ Vodafone ✓

Broadband Speed: Our research has indicated that Ultrafast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea - Medium. Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Please note: The areas highlighted in blue on the adjacent map depict a flying freehold.



Directions: Exit the M54 at Junction 6 and take the A5223 southbound, following signs for Lawley, Horsehay, and Ironbridge. Stay on the A5223 through Lawley and Horsehay, continuing straight at the Horsehay roundabout onto Jiggers Bank descending into the gorge. At the mini-roundabout at the bottom of the hill, turn left onto The Wharfage (B4373) alongside the River Severn, and continue straight ahead until you reach 8 The Wharfage on your left.

what3words: ///homes.charcoal.household

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