

# SALTHOUSE RISE

JACKFIELD

A unique development of stylish 2, 3 and 4 bedroom  
homes in Jackfield, Ironbridge

[salthouserise.co.uk](http://salthouserise.co.uk)



# Welcome to Salthouse Rise

Exclusively sold by Nock Deighton and Mannleys

Consisting of nine 2, 3 and 4 bedroom homes, Salthouse Rise is a new development in the charming village of Jackfield, Shropshire.

Salthouse Rise is surrounded by countryside views and green parks, offering residents the opportunity to embrace a semi-rural lifestyle from the comfort of a modern home.

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## Rich in history

Like many of the settlements in the area, Jackfield is notable for its place in the Industrial Revolution, a time where technical innovation saw the use of new tools and machinery in British manufacturing. The Jackfield Bridge in the Ironbridge Gorge is the second bridge on site to employ revolutionary construction methods. In 1605, the first wooden railway in Shropshire (and the second in Great Britain) was built in Jackfield by James Clifford in 1605 to transport his coal mines to the river.

## Location

Tucked away on the outskirts of Ironbridge and the south bank of the River Severn is the quaint village of Jackfield.

Jackfield is home to independent shops, pubs and cafes, and the location of Salthouse Rise has been carefully selected to have everything you need within easy reach. With good travel links to some of the county's larger market towns, including Shrewsbury, Telford and Bridgnorth, Jackfield is the perfect base to explore Shropshire and everything within it.





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## Local area

### Things to do

Less than a mile upstream from Jackfield is the world-famous Iron Bridge. Opened in 1781, it was the first major bridge in the world to be made of cast iron. Each year, many visit this beautiful landmark to take in the views and enjoy a stroll along the river.

Great for any lover of the outdoors, Jackfield is on a National Cycle Route, named the Mercian Way. Due to its flat, straight pathway through the southern side of the Ironbridge Gorge, the route is also a popular route with walkers. Silkin Way, a 3.5-mile loop trail near the River Severn, is also a hotspot for locals who enjoy a weekend stroll. After a day exploring the local area, there are several pubs within walking distance of the Salthouse Rise site; the ideal setting for a spot of lunch or a refreshing drink.

### Schools

The closest primary school is Coalbrookdale and Ironbridge CE Primary School. Less than 1.5 miles away, the school has established a fantastic local reputation having been rated 'Outstanding' by Ofsted. The Madeley Academy, a secondary school and specialist sports college, is less than a 10-minute drive away from Salthouse Rise and upholds a 'Good' Ofsted rating.





## Nine beautiful homes

While modern in design, the building materials at the nine homes at Salthouse Rise have been expertly chosen in keeping with the local area. Each of our homes is finished to a high standard, with quality fixtures and fittings throughout.

### Personalisation options

The perfect home for you. Choose from a range of finishes and fittings to create your ideal home (please note that this process is subject to the build stage).

**Double-glazed windows:** All homes include double-glazed windows which help to increase energy efficiency and minimise noise levels.

**Integrated appliances:** All kitchens are finished with a fully integrated oven, hob, cooker hood, and fridge/freezer.

**Carpets included:** Choose from a range of carpets to ensure your home is ready to move into as soon as you receive your keys.

**Parking spaces:** All of our homes at Salthouse Rise come with allocated parking spaces for your convenience.



# Lambeth House

3 bedrooms | 1 bathrooms



## Key features:



Open-plan kitchen/  
dining area



Large master bedroom



Family bathroom

## Lambeth House

Lambeth House is a semi-detached three-bedroom home that spans across three storeys. The enclosed ground floor hallway leads to an open-plan kitchen and dining area. The large living room at the back of the home features double patio doors which lead out to the rear garden. At the end of the hallway, a WC completes the downstairs space. The first floor consists of two double bedrooms and a family bathroom. On the second floor is an attic bedroom, complete with an en-suite and a storage cupboard.



# Stonegate House

3 bedrooms | 1 bathrooms



## Key features:



Open-plan kitchen/  
dining area



Large master bedroom



Family bathroom

## Stonegate House

Arranged over three floors, Stonegate House is a three-bedroom townhouse. Downstairs, the enclosed entrance hallway leads to an open plan kitchen/dining area with double patio doors opening out to the rear garden. On the first floor, a spacious double bedroom can be found along with a bathroom and further bedroom. The staircase leads to a second floor and features a master attic bedroom, with an en-suite shower room and a cupboard for storage.



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# Craven House




4 bedrooms | 2 bathrooms



## Craven House

Craven House is a spacious, detached home with four bedrooms, two bathrooms and a double garage. The ground floor features a great amount of living space, with a separate dining room and study. The lounge benefits from bi-folding/bi-fold doors facing out into the rear garden. The modern kitchen, complete with island, also features bifolding doors for maximum natural light. A WC and separate utility complete the downstairs space. On the first floor are three double bedrooms, which all share a family bathroom. Across the hallway is the master bedroom with a shower en-suite.

### Key features:

-  Open-plan kitchen/dining area
-  Bi-folding doors to garden
-  Master bedroom with en-suite

# Dunnill House

4 bedrooms | 2 bathrooms



## Key features:



Open-plan kitchen/  
dining area



Master bedroom with  
dressing room and en-suite

## Dunnill House

Dunnill House, one of our largest homes, is a spacious detached four-bedroom home with a double garage. The ground floor comprises an entrance hall, leading through to a large family kitchen with an island. A spacious dining room and separate living room with bi-folding/bi-fold doors can be found across the hallway. A cloakroom and utility room complete the downstairs space. Upstairs features four double bedrooms, of which the master bedroom benefits from a large en-suite and dressing room. The remaining three bedrooms share a family bathroom.



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Open-plan living in a stunning semi-rural location.



# Hornby House

4 bedrooms | 2 bathrooms



## Key features:



Open-plan kitchen/  
dining area



Bi-folding doors to garden



Master bedroom  
with en-suite



Detached garage

## Hornby House

Hornby House is a semi-detached two-bedroom home with a contemporary design. The ground floor comprises a hallway leading to an open-plan kitchen/dining/living area, with double patio doors leading out to the rear garden. A contemporary WC completes the downstairs space. Upstairs are two double bedrooms which share a family bathroom. The master bedroom also benefits from a storage cupboard.



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# Salters House

2 bedrooms | 1 bathrooms




End-Terrace



## Salters House

Salters House is a two-bedroom, end-terrace property with parking; the ideal home for couples or those looking to downsize. Upon entry, an enclosed hallway leads to a WC. To the side of the hallway is an open-plan kitchen/living/dining area, complete with patio doors out onto the rear garden. On the first floor, is a master bedroom, a second bedroom and a spacious bathroom.

### Key features:

-  Open-plan kitchen/dining area
-  Large master bedroom
-  Off-street parking

High quality finishes and  
bright, spacious rooms.

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# Coalford House

2 bedrooms | 1 bathrooms

Mid-Terrace



## Key features:



Open-plan kitchen/  
dining area



Large master bedroom



Off-street parking

## Coalford House

Coalford House is a two-bedroom, mid-terrace property.

On the ground floor, the enclosed hallway leads to a spacious, open-plan kitchen/living/dining area with patio doors leading out to the rear garden. A WC completes the downstairs space.

The first floor features the master bedroom and a second double bedroom which share a modern bathroom.



# Campbell House

2 bedrooms | 1 bathrooms

End-Terrace



## Key features:



Open-plan kitchen/  
dining area



Large master bedroom



Off-street parking

## Campbell House

Arranged over two floors, Campbell House is a two-bedroom, end-terrace property. The ground floor entrance hall leads to a spacious, open-plan kitchen/living/dining area with patio doors leading out to the rear garden. A WC completes the downstairs space. The first floor features the master bedroom and a second double bedroom, which both share a modern bathroom.



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# Minton House

4 bedrooms | 2 bathrooms



## Minton House

Designed for modern family life, Minton House is a four-bedroom, detached home with a double garage. The ground floor features a large kitchen/dining room with patio doors out to the garden, while the large living room benefits from bi-folding/bi-fold doors. A separate utility and WC complete the downstairs space. On the first floor are four double bedrooms. The master bedroom features a shower en-suite, whilst the remaining three bedrooms share a family bathroom.

### Key features:

-  Open-plan kitchen/dining area
-  Bi-folding doors to garden
-  Master bedroom with en-suite
-  Detached garage

# Buy with Confidence

## Warranty

All homes at Salthouse Rise are covered by a 10-year structural defects warranty from ICW. From the date of legal completion, you will receive a certificate of insurance that protects your new home against defects and damage for 10 years.



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## In Partnership with Salboy Build Partner

The Salthouse Rise development is built in partnership with Salboy Build Partner. Salboy Developments is a nationally recognised home developer based in the North West, but with links across the entire country. They have extensive experience in building New Home developments and are proud to have over 2,400 homes in their portfolio. Salboy Developments build first-class developments with quality and value as their primary focus.



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## GM Design and Build

Salboy Build Partner is working with local developer GM Design and Build on the Salthouse Rise development. GM Design and Build are a reputable local developer with over 10 years of experience producing new homes in the West Midlands. They pride themselves on expert knowledge of the local area and a fully qualified workforce of reputable tradesmen. GM Design and Build also have extensive experience in property conversions, which combined with their excellent attention to detail serve to create homes that are extra special.



# Brought to you by

# Nock Deighton and Mannleys

Our homes are proudly sold by our two sales agents; **Nock Deighton New Homes** and **Mannleys**.

Nock Deighton New Homes is the specialist division of Nock Deighton that is committed to helping buyers find their dream new home. Using their expert knowledge of the area, Nock Deighton can help you with all aspects of purchasing a new home, including sourcing a suitable Independent Financial Advisor (IFA).

Mannleys is a leading independent agency, based in Telford, who merge modern technology with traditional processes, providing buyers with the best of both worlds. Mannleys are committed to providing the best customer service possible, backed by reliable communication and trusted advice and guidance.

Once you purchase your new home, both estate agents will remain close at hand to answer any questions or concerns you may have about the development or moving in process.

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