



Blymhill Common, Shifnal

Offers In Region Of £695,000

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Blymhill Common, Shifnal

**IF YOU ARE LOOKING FOR A RURAL LOCATION WITH ANNEX CONVERSION POTENTIAL, THIS COULD BE THE HOME FOR YOU !
QUOTE PROPERTY REF LC-1235**

Lee Cooke, Your Personal Village Estate Agents, presents this highly attractive countryside family residence set in the ever-popular rural area of Blymhill Common. Offering flexible living accommodation with excellent conversion opportunities, this home combines period character with generous additions making this a substantiable family residence.

The property includes a large double detached garage with upper storage area, ideal for potential annex conversion (subject to permissions). A separate wooden detached workshop, arranged with three internal workrooms or offices – perfect for home business use, hobbies, or further development.

Externally, the home is approached via a remote-controlled gated entrance, opening onto a gravel driveway with ample parking. Steps rise to a beautifully landscaped lawn adorned with a variety of trees, plants, and shrubs. An entertainment pergola with feature vine and a decked seating area provide ideal spaces for outdoor gatherings and family enjoyment.

Inside, a welcoming entrance reception hall leads to a variety of flexible ground floor rooms. Accommodation includes a guest cloakroom/WC, utility room, and an entertainment kitchen-diner with adjoining boot room. The layout also offers a conservatory, family dining room, evening lounge, and an adjoining snug/home office.

The first floor opens onto a spacious study area landing, leading to five bedrooms (see agent's notes), a family bathroom, and a separate shower room.

This home blends old and new, with the original cottage dating back to circa 1840, sympathetically extended in 1970 to create a substantial residence. In addition, the property benefits from owned solar panels, generating approximately £3,000 per year in income – offering both sustainability and cost savings.





Open Porch

An inviting open canopy with paved entrance and seating area, giving access to the reception hall.

Entrance Reception Hall

Welcoming hallway with double-glazed wooden entrance door, feature ceiling beams, radiator, and front-facing window. Stairs rise to the first-floor landing, with doors leading to ground-floor rooms.

Guest WC

Fitted with a low-flush WC, pedestal wash basin, and storage cupboard. Includes a boiler and rear window.





Evening Lounge

4.88m x 4.44m (16'0" x 14'7")

Spacious reception room with feature ceiling beams, side bay window, and a log burner with storage/book shelving. Access to snug/home office via archway.

Snug / Home Office

3.66m x 2.13m (12'0" x 7'0")

Light and versatile room with windows to the front and side, radiator, and archway to lounge. Ideal as a study or reading area.

Family Dining Room

5m x 3.58m (16'5" x 11'9")

Generous dining space with ceiling beams, radiator, front window, and patio doors leading to the conservatory.



Conservatory

4.29m x 2.95m (14'1" x 9'8")

Bright garden room with surrounding windows and French doors to the pergola terrace. Sliding patio doors to the dining room, and French doors to the kitchen diner. Laminate flooring throughout.

Entertainment Kitchen Diner

6.78m x 3.89m (22'3" x 12'9")

Fitted with a range of oak-fronted wall and base units with roll-top work surfaces, part-tiled splashbacks, and spotlighted ceiling. Includes a ceramic 1½ sink with waste disposal, Rangemaster extractor, integrated dishwasher, and fridge. French doors to conservatory, access to boot room/larder, and rear windows with door to garden.

Boot Room / Larder

Useful storage and access space with rear windows and door, linked to the kitchen diner.



Utility

2.62m x 1.83m (8'7" x 6'0")

Practical utility with Belfast sink, fitted wall units, water softener, plumbing for washing machine, radiator, laminate flooring, and rear-facing window and exterior half glazed door.

Study Area Landing

Spacious landing with scope for reading or study. Features storage cupboard, radiator, front window, and access to bedrooms and bathrooms.

Bedroom One

5m x 3.66m (16'5" x 12'0")

Large master bedroom with dual-aspect windows to front and side, fitted wardrobes, and radiator.





Bedroom Two

4.98m x 3.76m (16'4" x 12'4")

Two double glazed windows to front, small window to side, two central heated radiators, original fireplace and feature ceiling beams.

Bedroom Three

3.86m x 2.84m (12'8" x 9'4")

Selection of double glazed windows to rear and side, door to landing, central heated radiator.

Bedroom Four

3.68m x 2.13m (12'1" x 7'0")

Double glazed windows to front and side, loft access, door to landing and central heated radiator.



Bedroom Five/ Dressing Area

2.44m x 2.29m (8'0" x 7'6") into wardrobes

Double glazed window to rear, built in wardrobes, central heated radiator, door to landing, please note the fitted wardrobes need removing before this room can be classed as a bedroom.

Family Bathroom

Well-appointed suite comprising panel bath with shower screen, pedestal wash basin, and low-flush WC. Includes airing cupboard, tiled walls, heated towel rail, spotlighted ceiling, wall mirror with lighting and shaving point, and side window.

Shower Room

Fitted suite with walk-in shower enclosure, pedestal wash basin, and WC. Part-tiled walls, heated towel rail, mirror with shaving point and lighting, and rear window.



Entrance & Parking

Block paved entrance with remote-controlled double gates opening to spacious gravel parking area. Bordered with hedges, trees, and shrubs, with pathways leading to the main entrance. Includes single side gate, electric car charging point, and vegetable beds.

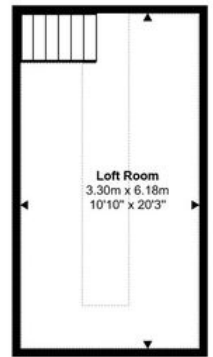
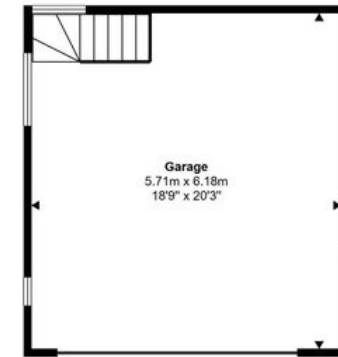
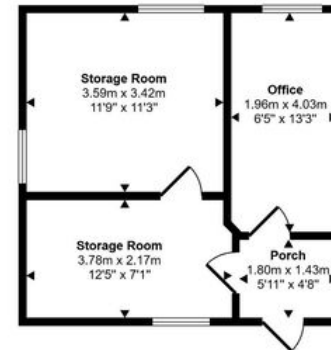
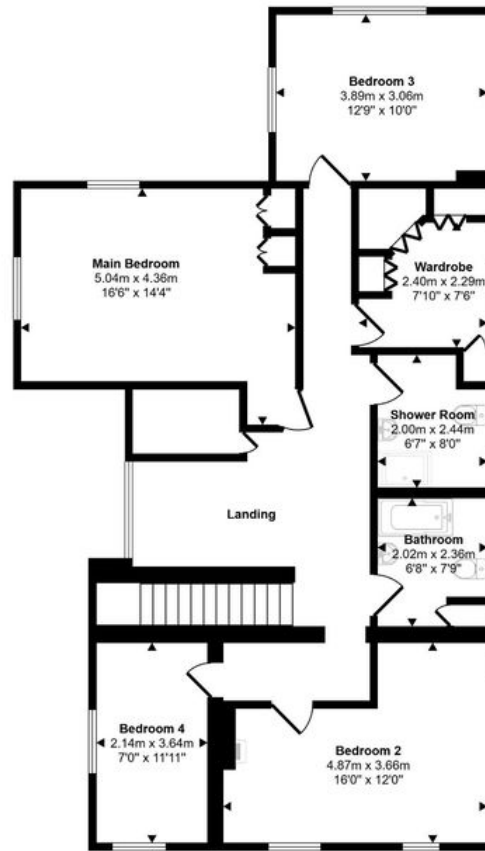
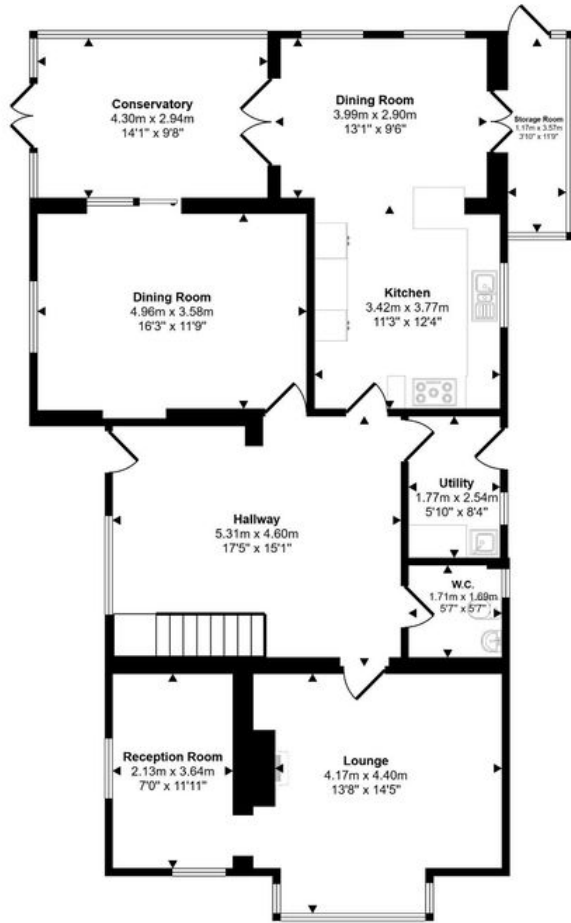
Front Garden

Attractive landscaped frontage with block paved entrance, trees, shrubs, and pathways leading to rear garden. Paved entrance canopy to main door.

Rear Garden

Beautifully landscaped raised lawn, bordered by hedges, trees, shrubs, and fruit trees. Steps lead down to parking area. Includes additional vegetable patch and pathways. A feature entertaining decked area to front.

Approx Gross Internal Area
317 sq m / 3412 sq ft



Ground Floor
Approx 126 sq m / 1360 sq ft

Denotes head height below 1.5m