

**FOR SALE****£620,000****Benthall Villa Farm, Benthall Lane, Benthall, Broseley, TF12 5RT**

Nestled in the charming area of Benthall Lane, Broseley, this delightful four-bedroom house offers a perfect blend of comfort and modern living. The property is well-suited for families or those seeking ample space, featuring four generously sized bedrooms that provide a peaceful retreat for rest and relaxation.





- Beautifully Presented Throughout.
- Character Property.
- Large Driveway and Garage.
- Total ft² - 1841.00
- Picturesque Location.
- Expansive Wrap-Around Garden.

DESCRIPTION

This beautifully refurbished home offers a perfect blend of classic character and contemporary living, located in a picturesque setting with countryside walks and easy access to local amenities.

With generous living spaces and stunning features throughout, the property boasts a welcoming Storm Porch and Entrance Hall with a slate floor and tall column radiators, leading to a range of versatile rooms.

The Sitting Room is particularly special, with an Inglenook Fire, exposed beams, and a Stovax Multi-Fuel Burner surrounded by exposed brickwork. The recently fitted Kitchen/Breakfast Room includes high-end quartz worktops, a central island, a gas Aga, integrated appliances, and a large pantry.

The spacious Dining Room offers views of the garden and features an Aga Wren Wood Burning Stove, creating an inviting atmosphere for family gatherings.

Upstairs, the Principal Bedroom enjoys dual aspects with stunning garden views, a dressing area, and a Velux 360 window. The additional bedrooms are all double-sized, with traditional features including column radiators and window casings.

The family bathroom is equipped with a four-piece suite, a separate bathtub, and a large airing cupboard.

Externally, the property boasts a large gated driveway with ample parking for several vehicles, a log store, a large garage with potential for an annexe (STPP), and a beautiful wrap-around garden with established trees, shrubs, and a sun deck. The garden also includes a vegetable patch, play area, and a Keter Shed.

Situated within the catchment area of Barrow 1618 Primary School and close to Broseley, this home is a true gem for those seeking a peaceful yet well-connected lifestyle.

LOCATION

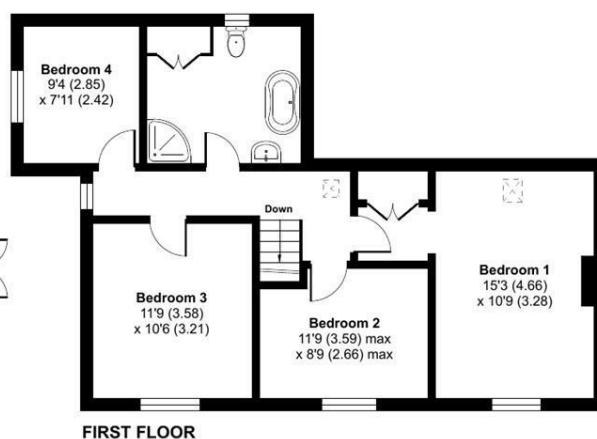
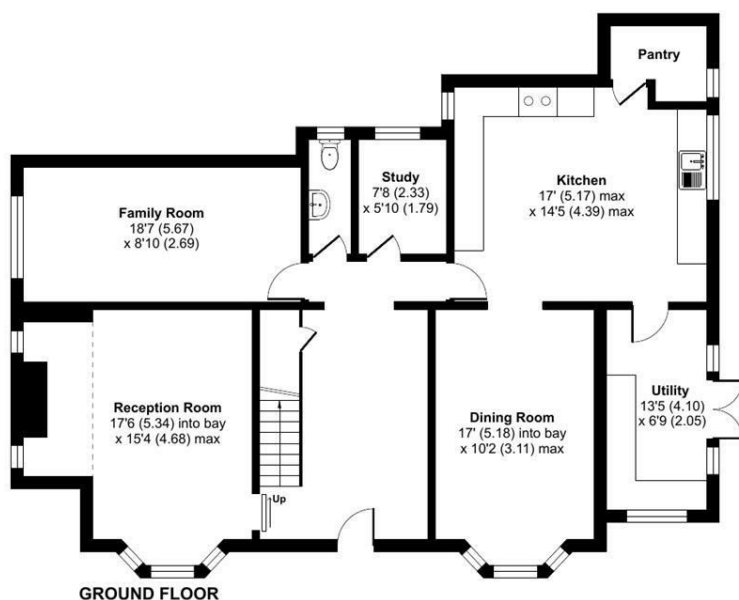
Benthall Villa Farm is located in the charming village of Broseley, Shropshire, nestled in the scenic Ironbridge Gorge area. This peaceful setting offers a perfect blend of countryside tranquillity and easy access to local amenities. The property is just a short distance from the town of Ironbridge and is surrounded by beautiful walks, including nearby Benthall Hall and the River Severn. With excellent schools and transport links to Telford and beyond, Benthall Villa Farm offers a perfect rural retreat while remaining well-connected to the surrounding areas.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles, at the roundabout take the second exit onto Glebe Street. In 310 yards turn right onto High Street. Stay on this road for 2.4 miles before taking the fourth exit at the roundabout onto the A5223. In 0.9 miles take the third exit at the roundabout onto the Horsehay Bypass. At the next roundabout in 0.5 miles take the second exit, staying on the Horsehay Bypass. In 0.3 miles take the third exit at the roundabout onto Buildwas Bank. Stay on this road for 1.8 miles before turning left onto Much Wenlock Road. In 1.2 miles turn left, and in 1.7 miles turn left again onto Benthall Lane. In 0.6 miles turn left where you will be able to find the property on your right in approximately 80 yards.



Approximate Area = 1951 sq ft / 181.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1261530



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



ROOMS

GROUND FLOOR

ENTRANCE HALL

The double width entrance hall provides a tall column radiator, slate flooring, a composite door and high skirting boards as well as a shoe cupboard and large under stairs storage.

SITTING ROOM

The sitting room features a cosy Inglenook fireplace with windows and reading nooks, exposed beams, and a Stovax multi-fuel burner with a brick surround. A bay window and two other windows offer dual aspect views of the beautiful garden and provides ample natural light. Complemented by traditional column radiators for year-round comfort.

FAMILY ROOM

The family room is a versatile space which offers a large window to the side elevation, a feature fireplace as well as traditional column radiators.

DINING ROOM

The dining room features a beautiful bay window with stunning garden views. It includes traditional column radiators, an Aga Wren wood-burning stove with a slate heart and oak mantle, creating a cosy and inviting atmosphere.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room boasts a recently fitted kitchen with sleek quartz worktops and a central island. It features a Gas Aga, integrated appliances, and a Belfast sink. With dual aspects and traditional column radiators, the room is bright and inviting. The space also offers luxury vinyl tile flooring, a range of base units, and a large pantry for ample storage.

STUDY

The study provides views to the rear elevation, slate flooring and traditional column radiators.

UTILITY ROOM

The utility room includes plumbing for utilities, a dog wash, and a range of base units for storage. It also houses the boiler and has patio doors leading to the garden, offering easy access and a practical space for everyday chores.

W.C.

A white two-piece suite comprising of hand-wash basin and W.C. as well as a window to the rear aspect.

FIRST FLOOR

BEDROOM ONE

The principal bedroom is a spacious double with a dedicated dressing area. It features traditional column radiators, a Velux 360 window, and dual aspects, offering beautiful views over the rear garden. For added convenience, it also includes a USB socket.

BEDROOM TWO

Bedroom two is a spacious double with lovely views over the garden, featuring traditional window casings and column radiators for a classic, comfortable feel.

BEDROOM THREE

Bedroom three is a double with traditional window casings and column radiators, offering a charming and comfortable space.

BEDROOM FOUR

Bedroom four is a single which features a built-in bed with integrated storage, along with traditional column radiators and window casings, offering both practicality and classic charm.

BATHROOM

The bathroom features a stylish white four-piece suite, including a large shower, a separate bathtub, and a wash hand basin with a vanity unit. It also has a heated towel rail, WC, and a large airing cupboard containing the water tank.



EXTERNAL

The property features a large gated driveway with ample parking space for several vehicles, along with a convenient log store.

Strictly by appointment with the selling agent.

GARAGE

The large garage includes electric points, a window, and an up-and-over door for easy access. It also offers first-floor storage and potential for an annexe (subject to planning permission), providing versatility for various uses.

GARDEN

The garden includes a vegetable patch, a wrap-around garden, and a Keter shed for storage. It features a play area, a wood shed, and a large patio area with a sun deck for outdoor relaxation. The garden is beautifully landscaped with a range of established trees and shrubs, including a lovely bay tree.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band F.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

FOR SALE

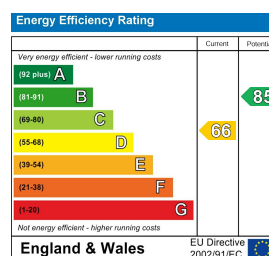
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

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