



# UPTON FARMHOUSE

UPTON LANE | SHIFNAL | SHROPSHIRE | TF11 9HF









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Telford 5.3 miles | Oswestry 38 miles | Wrexham 52 miles | Shrewsbury 20 miles | Chester 54 miles  
(all mileages are approximate)

A BEAUTIFUL GEORGIAN FAMILY HOME WITHIN GENEROUS GARDENS

Well Presented Throughout  
Impressive Outdoor Space  
Driveway and Garage  
Spectacular Views  
Delightful Rural Location  
Total ft<sup>2</sup> - 4399.00



**Telford Office**

32 Market Street, Wellington, Telford,  
Shropshire, TF1 1DT

**T:** 01952 971800

**E:** telford@halls.gb.com

Viewing is strictly by appointment with the selling agents

## LOCATION

Located on the outskirts of Shifnal this property boast great connections to both the beautiful countryside and the convenient town of Shifnal. Shifnal provides great transport connections with a train station, bus routes as well as the M54 nearby to allow for easy access to larger cities or surrounding towns. There are a range of local amenities situated in Shifnal, for example, restaurants, shops as well as sports facilities.

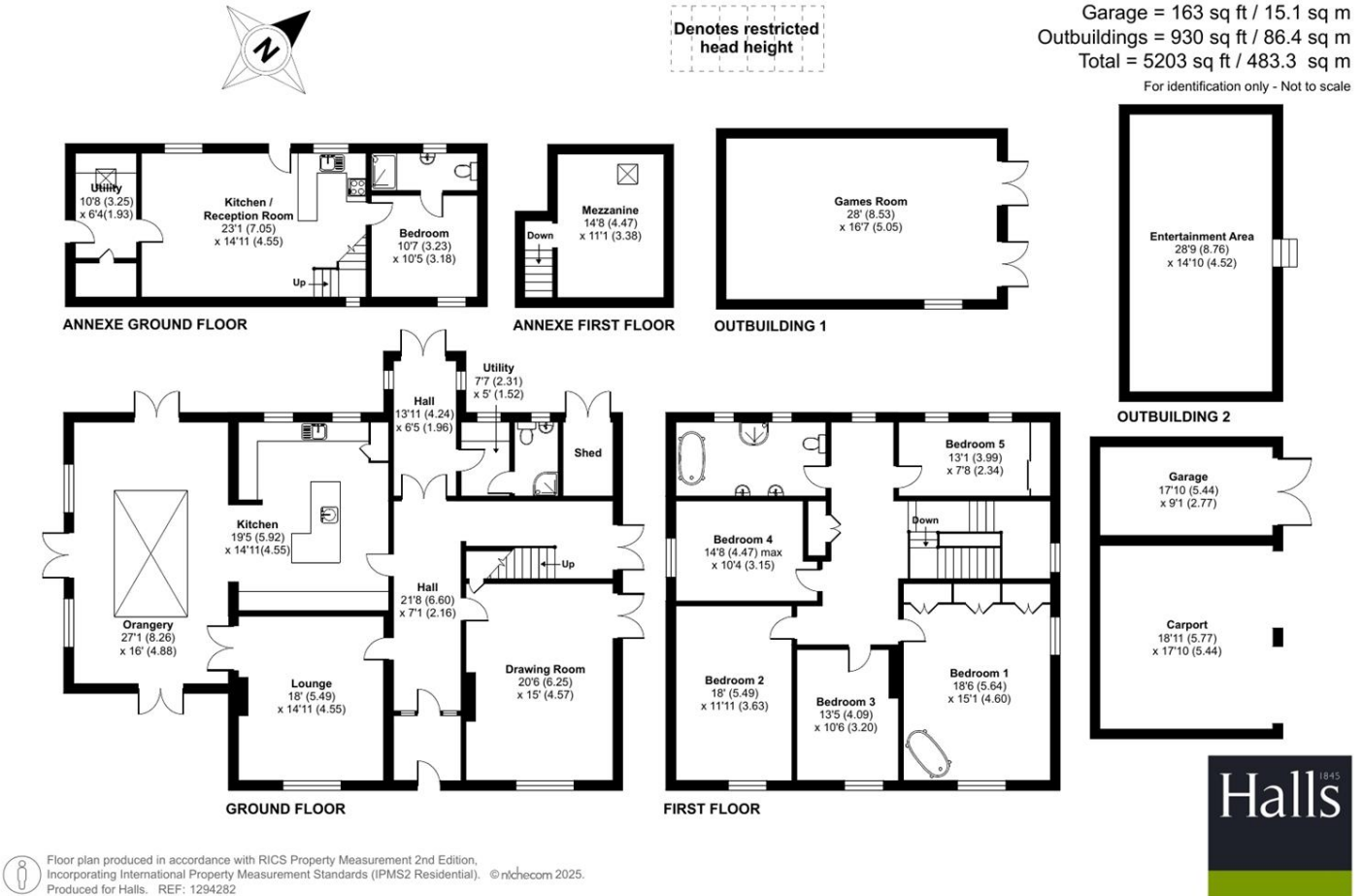
## DIRECTIONS

From Wellington get onto the M54 towards Telford. Take exit four onto the A464. In 0.4 miles take the third exit at the roundabout, staying on the A464. At the next roundabout in 320 yards, take the second exit onto Priorslee Road. Stay on this road for 1.3 miles before taking the third exit at the next roundabout onto Victoria Road. In 0.2 miles, turn right onto Market Place. Stay on this road for 0.5 miles before taking the second exit at the roundabout onto Wolverhampton Road. In approximately 0.5 miles, turn right where you will find some black gates leading up to the property.

## PROPERTY

Upton Farm House is an exceptional country home perched on a high vantage point, offering stunning panoramic views across the Shropshire and Staffordshire countryside. Carefully updated and expanded by its current owners, this charming period property effortlessly combines classic character with contemporary comforts.

Inside, a grand entrance hall sets the tone, leading to spacious and light-filled reception rooms. The drawing room features large sash windows and French doors that open onto beautifully tended gardens, while a cosy sitting room with a log-burning stove flows into a bright orangery flooded with natural light from a central lantern. The generous kitchen/breakfast room is well-equipped with a central island, an Esse range, and granite countertops, complemented by a practical utility room and a modern shower room.



Upstairs, there are five double bedrooms, including a principal suite with built-in wardrobes, scenic views, and a freestanding roll-top bath. A versatile office space on a half landing which offers beautiful views to the surrounding countryside and garden to the side of the property. The family bathroom is luxuriously appointed with twin sinks, a separate shower, and another roll-top bath.

The property sits within around 1.02 acres of beautifully landscaped grounds, accessed via a

sweeping gravel drive. Formal lawns wrap around the house, with terraced areas ideal for outdoor entertaining. Close to the main building is a garden room featuring an outdoor kitchen and open fireplace, as well as a spacious games room complete with home cinema equipment. Oak-built garaging provides secure parking and additional open bays, all set among mature trees that offer privacy and natural beauty.





### GAMES ROOM

The stylish games room is a spacious and versatile room which could be used as a cinema room, home gym or additional living space with two sets of French doors for access.

### ENTERTAINMENT AREA

The entertainment area provides an outside fitted kitchen for ample worktop and storage space as well as a beautiful feature fire place and space for furniture. This area offers a seamless indoor/outdoor opportunity and is perfect for both entertaining and relaxing, all year round with an electric overhead heater.

### GARAGE

The garage provides two car port spaces as well as an enclosed storage space with a worktop at the back and mezzanine space for added room.

### GARDENS

The property boasts beautifully kept and landscaped gardens which surround the property with the wrap-around patio offering different areas for relaxation.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

## LOCAL AUTHORITY

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire.

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – G

## EPC RATING

Upton Farmhouse EPC - E

## VIEWINGS

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971 800

Email: [telford@halls.gb.com](mailto:telford@halls.gb.com)



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







