

The Coach House. Shifnal Manor. Shifnal TF11 9PB

The Coach House is a Handsome Grade II Listed Country Residence with its origins dating back to around the 1800's, sitting in approx 1.9 Acres of well maintained gardens and grounds including a large fish pond and an established productive vineyard within the idyllic hamlet of Shifnal Manor surrounded by the glorious Shropshire countryside. This desirable location offers a rural lifestyle choice whilst being only a stone's throw away from the historic town of Shifnal, enjoying a wide choice of amenities together with a post office, medical practice and a rail station. The area is also well served with independent and state schools, golf courses in Shifnal and Lilleshall and excellent road and rail links. This delightful family home exudes charm and character enjoying a wealth of timbering, exposed brickwork and vaulted ceilings to the upper floor. On entering the property a welcoming Reception Hall with a generous amount of light streaming in through the windows, offers a perfect dining space to entertain family and friends having a comfortable Lounge and a delightful well equipped Family Dining Kitchen of good proportions leading off. Stepping down from the kitchen to the next level there's a great Utility Room as well as a Guest Cloakroom and just off this area, a wonderful cosy Snug giving flexibility for use as a home office. From the reception hall a staircase rises to the fabulous galleried landing, with a most impressive and wonderfully spacious Principle En Suite Bedroom overlooking the gardens and the countryside beyond. Two further good sized bedrooms are served by a well appointed Family Bathroom. The property comes to the market with NO UPWARD CHAIN

APPROACH The property sits within its own private garden having wicket gated access, and laid out with a pathway bordered with gravel and an array of young lavender bushes, a well tended lawn, specimen fir trees, established shrubs and roses. Steps also proceed down to the front of the garage and to the rear of the Coach House a lawned area and a bin storage facility sits alongside the garden wall offering a further lawned parking space.

Overview

- A Handsome Grade II Listed Country Residence Within a Rural Location
- Wonderful Gardens and Grounds Including a Pond and Vineyard (Approx 1.90 acres Total inc property?)
- Three Reception Rooms
- Family Dining Kitchen
- Utility and Downstairs Guest Cloakroom
- Extremely Spacious Principle En Suite Bedroom
- Two Further Bedrooms and a Family Bathroom
- Double Glazing, Oil Fired Central Heating and Underfloor Heating
- Garage and Driveway Parking

ACCOMMODATION An impressive large timber **ENTRANCE DOOR** opens into: **RECEPTION/DINING HALL** Having a frontal aspect window and two high level windows to the rear aspect, exposed ceiling beams and brickwork, a feature cast iron pillar, understairs storage cupboard housing electric meters, flooring laid to attractive natural slate with underfloor heating continuing into the lounge and dining room, a staircase to the upper floor and glazed panel doors opening into the lounge and dining kitchen. **LOUNGE** Having exposed ceiling timbers, two picture lights, two wall lights, two frontal aspect doors opening onto the delightful garden and a brick built inglenook style fireplace with timber lintel over and housing a coal effect electric fire creating a lovely cosy glow for winter evenings and a perfect atmosphere for the family to sit and relax together. **FAMILY BREAKFAST DINING KITCHEN** Having dual aspect windows with wonderful countryside views over the rear garden, exposed ceiling timbers and brickwork, down lighting, radiator, and a comprehensive range of traditional style eye level and base units finished with sleek granite work surfaces and upstands incorporating a Belfast sink, and a coordinating central island having base units giving plenty of good storage. In addition a range style cooker with a five ring ceramic hob and chimney extractor over, an integrated coffee machine and microwave offer great appliances to use for family meals and having friends round for supper. A further feature of the kitchen being a timber stable door opening into the rear garden with steps proceeding down to a paved patio giving a private al fresco dining area. Stepping down from the kitchen a glazed panelled door gives access to: **UTILITY AND GUEST CLOAKROOM** Having a natural stone floor with underfloor heating continuing into the downstairs cloakroom, down lighting, eye level unit and a base unit inset with stainless steel sink and drainer, mixer tap with a useful hose attachment, space and plumbing for washing machine, space for dryer, built in cupboard housing central heating boiler, and a door opening into the rear garden. **DOWNSTAIRS GUEST CLOAKROOM** With a timber latched door, extractor fan, down lighting, part tiled walls, and a suite comprising of a wall mounted hand wash basin, W.C. Stepping down from the utility into: **SNUG/STUDY** Having a timber door with glazed panel opening into the rear garden aspect, a rear aspect window, oak flooring, radiator, down lighting panelled walls, internet connections, and a timber door opening into: **GARAGE** Having an apex roof giving a useful storage space, power and lighting offering a great space for use as a home gym.



A balustraded carpeted staircase rises to the most impressive **GALLERIED LANDING** - Having a gated stairhead, radiator, and featuring exposed brickwork and timber flooring, vaulted ceiling timbers and roof trusses, a roof light, high level windows to rear aspect and timber latched doors to all rooms. **PRINCIPLE BEDROOM** Wonderfully spacious and having an impressive vaulted ceiling with exposed timbers and brickwork, timber flooring, radiator, four wall light points, two arched windows to the frontal aspect enjoying spectacular views over the vineyard, gardens and open countryside beyond, and a glazed door with steps leading down to the gardens. **EN SUITE** Yet another impressive light and bright room enjoying a vaulted ceiling, exposed brickwork and timbers giving a feeling of space and having appointments of quality and style with a chrome heated towel rail, ceiling spotlights, part tiled walls, extractor fan, exposed timber flooring and a suite comprising of a high level flush W.C. an attractive vanity unit with marble topping inset with his and hers oval shaped hand wash basins, chrome mixer taps, and a fully tiled double shower enclosure with thermostatic shower over. A fire door within a small inner hallway gives access to Bedrooms One and Two **BEDROOM TWO** Having a step up into the room and a dual aspect with delightful arched low level windows overlooking the frontal aspect, a covered radiator, oak boarded flooring, ceiling timbers, a storage area above the door, radiator, four dimmer lights and an access hatch into: **BEDROOM THREE** Currently in use as a Dressing Room and having exposed ceiling timbers, a roof light, radiator and internet connection. **FAMILY BATHROOM** Another room of character with exposed ceiling timbers, a timber floor, part tiled walls, ceiling spotlights, extractor fan, and a suite comprising of high level flush W.C., a roll top claw foot bath having a shower screen, mixer tap with hand held attachment, pedestal hand wash basin, W.C.

GARDENS AND GROUNDS The well maintained gardens and grounds surrounding the property are enclosed with post and rail fencing to the perimeter enjoying secluded seating and dining areas, sweeping lawns, and a vegetable garden. **FISH POND GARDEN** This delightful stocked fish pond forms a beautiful setting surrounded by an expanse of lawn interspersed with many fine trees and established shrubs, with a decked seating area to enjoy al fresco dining overlooking the surrounding countryside. Alongside the front garden a gravelled driveway sweeps round to the garage and a timber five bar gates give access into both the pond garden and vineyard. Proceeding along to the side of the property a timber pergola and pathways laid to gravel enclosed with laurel and leylandii hedging giving privacy, leads to an impressive tiered vegetable garden laid out with raised beds offering provision to grow produce for all the family. The oil tank is also housed within this area. Continuing round to the rear garden a paved seating area bordered with iron railings and steps up to the principle bedroom, provides a great dining space to enjoy morning coffee and family barbeques overlooking a lawned garden with colourful perennial flower beds giving colour and interest through the seasons. The rear garden flows down an expanse of sloping lawn bordered with many fine established trees and herbaceous borders ideal for family picnics, with an open pillared summerhouse providing an excellent seating area. Proceeding through a hedged archway and gated access, a further expanse of garden with a substantial timber shed offers an excellent storage facility and a great family picnic area. **THE VINEYARD** Which is well tended, I am informed by the vendor has 30 productive rows of vines. A brick built Well is also situated alongside the vineyard. We are informed by the Vendor that a Septic Tank is housed within the ground and the vendor is the sole owner. **SHROPSHIRE COUNCIL TAX BAND F DIRECTIONS: SAT NAV POST CODE: TF11 9PB** From the main Five Ways Island in Shifnal, take the Innage Road exit and the A4169. Approximately 500 yards along on the left hand side of the road you will find the private road to Shifnal Manor. Continue along this road flanked by fields until reaching a fork in the road where a signpost indicates a turning left for The Coach House. Proceed along where the property can be found on the right hand side.







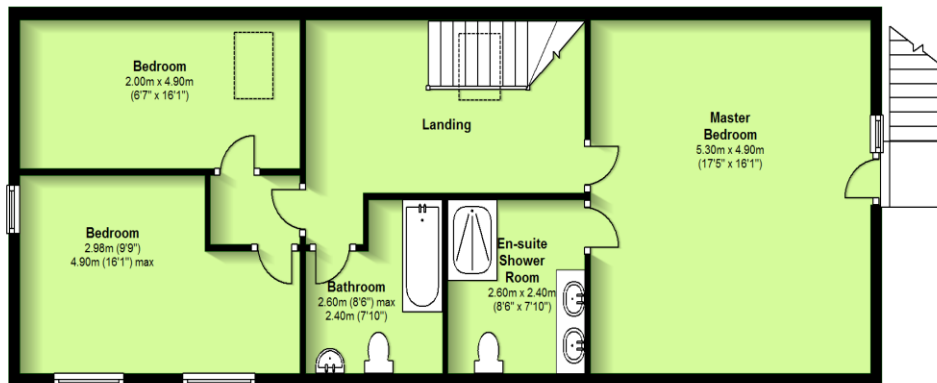
Ground Floor

Approx. 124.8 sq. metres (1343.4 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.9 sq. feet)



Total area: approx. 202.7 sq. metres (2182.3 sq. feet)

The Coach House

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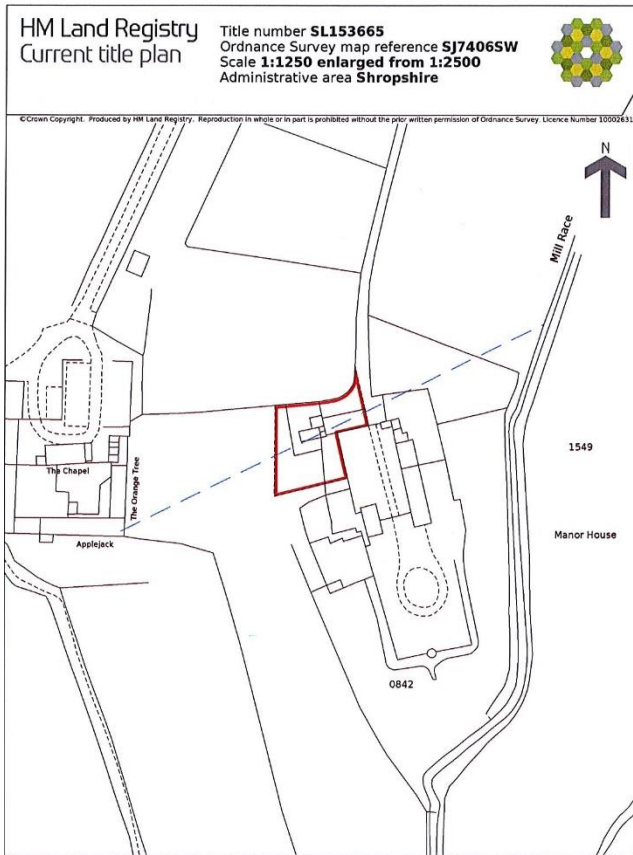
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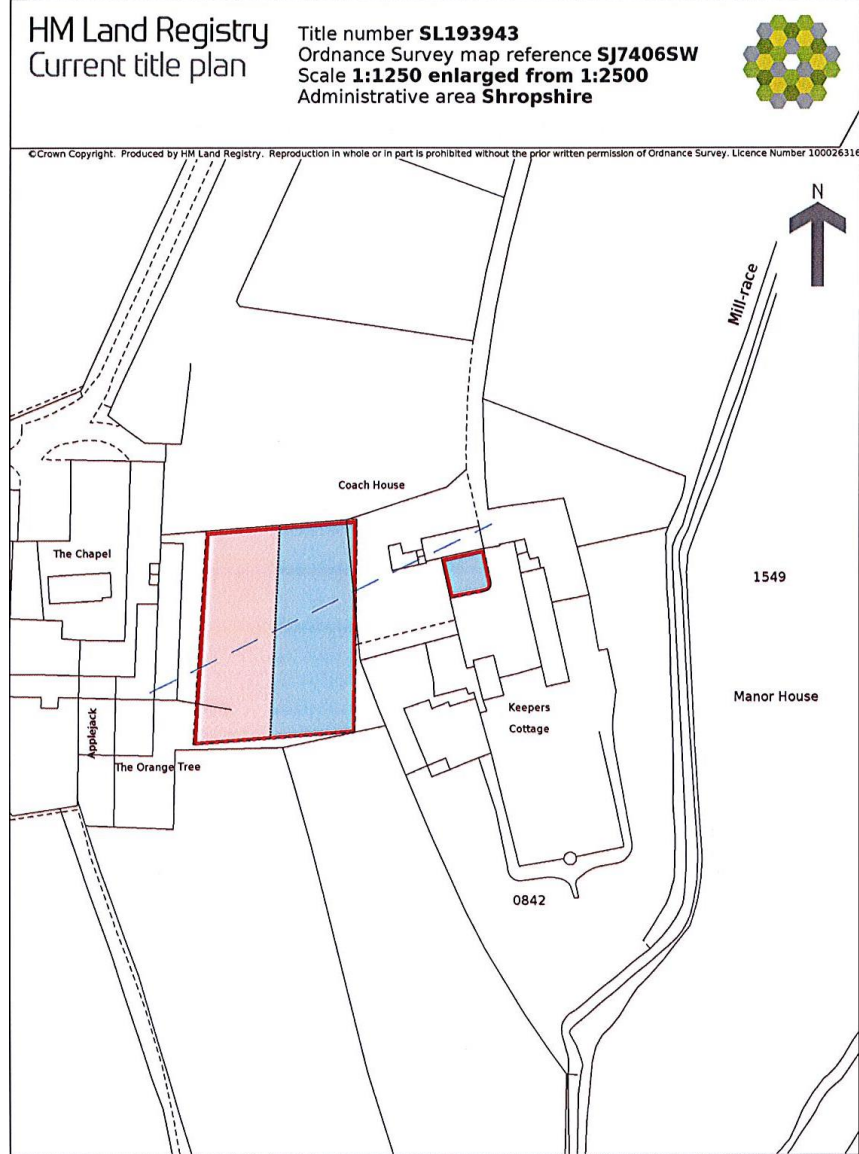


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