

## Anngarth, Haughton Lane Shifnal TF11 8HW

"Anngarth" An Outstanding Fully Renovated and Extended Five Bedroom Detached Dormer Bungalow finished to an exceptional standard with high quality suites and a stunning expansive living and dining kitchen designed to maximise natural light with an orangery roof and bifold doors connecting the indoors to the outdoors. The property sits within an idyllic garden setting on the rural fringe of Shifnal, a delightful historic Shropshire town with a busy social calendar hosting a summer fair, carnival and a Christmas market. The town is well served with highly regarded schools, a full complement of shops, restaurants, bars, cafes and a rail station with trains running to Shrewsbury, Birmingham and beyond to London Euston. The M54 is also conveniently accessible via Junctions 3 and 4. Stepping into the property you are welcomed through an L shaped entrance hall impressively laid with porcelain tiled flooring adding a perfect finishing touch. The downstairs layout provides a Study and a Lounge with its own garden access through a pillared entrance porch and a fireplace creating a focal point housing a wood burning stove offering a perfect retreat to unwind and watch favourite movies. In addition there's a Master Bedroom with an En Suite Wet Room, a further Double Bedroom, Bathroom and a walk-in Dressing Room. A further reception room also offers the flexibility for use as a fifth bedroom. Spanning the upper floor a generous galleried landing gives access to Two further Double Bedrooms, a Dressing Room and Bathroom. The well screened rear garden forms a private setting to enjoy socialising and summer dining with family and friends.

**ACCESS** The property sits behind a decorative gravelled frontage with laurel hedging along the roadside and a small lawn. A further area laid to lawn wraps around the side aspect with the further side aspect having gated access to the rear garden. A cold water tap is also housed alongside the garage which is illuminated with two wall lights.

**Key Features – Zoned heating, controlled by both App and Wall mounted controls. SUPER INSULATED PROPERTY – Optimum Energy Efficiency (insulated floors UFH). Voltage optimizer for energy savings. UFH suitable and is heat pump ready if required. Water Filtration system.**

## Overview

- An Outstanding Fully Renovated and Extended Five Bedroom Detached Dormer Bungalow of Generous Proportions
- Ground Floor Master Bedroom with en suite wet room, second bedroom, Bathroom and a Dressing Room
- The Ground Floor also accommodates a Study, Lounge and a further reception room/Fifth bedroom
- A stunning expansive Living/Dining Kitchen is the true heart of this family home featuring an orangery roof and bi fold doors maximising natural light
- The upper floor houses two further bedrooms along with a dressing room and a bathroom
- The property is luxuriously appointed with contemporary bathroom suites, new windows and doors, and the porcelain tiled flooring is stunning
- Underfloor heating to the ground floor and a zone controlled gas central heating boiler providing the upper floor with heating
- Giving safety and security intruder alarms and cameras surround the property
- In and out driveway providing ample parking along with the garage and the gardens are a delight

## ACCOMMODATION

A glazed panelled door with wall lighting alongside opens to **RECEPTION HALL** Giving an impressive welcome with its porcelain tiled flooring having underfloor heating flowing along throughout this L shaped entrance which also accommodates a staircase to the first floor. A **LOUNGE** sits to the right of the hall featuring an imposing frontal aspect bay window complete with window seating, flooring is laid to cosy carpet, downlighting provides evening illumination and the room has its own garden access through a brick pillared porch having lighting beneath and French doors. A brick fireplace with a wood burning stove set on a tiled hearth adds the finishing touch.

Opposite the lounge a further **RECEPTION ROOM** overlooking the frontal aspect and giving the flexibility for use as a **Fifth Bedroom - Laid with carpet and having ceiling lighting.**

**STUDY** Overlooking the side aspect and laid with porcelain tiled flooring. A Storage cupboard within the hallway houses a gas central heating boiler and the valves for the zone controlled heated rooms.

**DRESSING ROOM** With a radiator, ceiling lighting, ceramic tiled flooring and divided clothes hanging space.

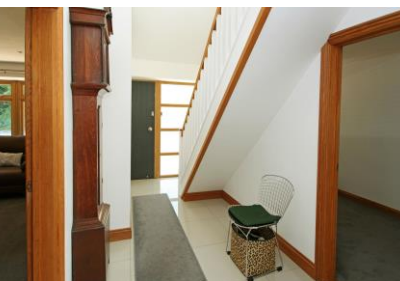
**BATHROOM** A light and bright room with a roof light and beautifully appointed with wall and floor tiling, down lighting, a chrome heated towel rail, extractor fan and a panelled bath with screen, a fixed rainhead shower with hand held attachment, pedestal hand wash basin and W.C.

**PRINCIPLE BEDROOM** Overlooking the side aspect, laid to carpet, having ceiling lighting and access into the **WET ROOM BATHROOM -** Appointed with exquisite ceramic tiled walls and flooring, a full height privacy glazed window, downlighting, a chrome heated towel rail, extractor fan and a contemporary suite comprising of a shower enclosure with a fixed head rainhead shower and hand held attachment, a W.C., and vanity unit inset with hand wash basin and a cupboard beneath.

**BEDROOM TWO** Having a side aspect with French doors opening on to the garden, carpet, ceiling lighting and a radiator.

**LIVING/DINING KITCHEN** This stunning well equipped kitchen combines functionality and an elegant design with its sleek flooring and quartz work surfaces adding a touch of luxury. The extensive range of eye catching contemporary cupboards house the essential integrated appliances including two Neff ovens with a grill, microwave, a warming drawer, a five ring gas hob with a splashback and an extractor fan over. The stainless steel sink and drainer with mixer tap are housed within a separate island unit topped with quartz creating an ideal breakfast dining area and the cupboards beneath house an integrated dishwasher, a household waste bin as well as a recycle storage bin. The centre of the kitchen provides ample space for family gatherings and there's a perfect living area for relaxing on comfy sofas in front of the fireplace adding an interesting feature. Downlighting to the whole of the ceiling gives ample illumination together with the **LED** spotlighting beneath the orangery roof and the extensive bifold doors frame the rear garden. In addition there's convenient access into the garage.







A carpeted, balustraded staircase rises to the **FIRST FLOOR GALLERIED SPLIT LANDING**

Offering a large sitting area with open access to a **BATHROOM** Having feature beams within the apex of the ceiling, roof light, built in shelving for everyday toiletries, attractive vinyl flooring, a heated chrome towel rail and wall tiling alongside the panelled bath with mixer tap and hand held shower attachment. There's also an extractor fan, a pedestal hand wash basin and W.C. Also off the landing there's open access to a **DRESSING ROOM** With oak boarded flooring, a radiator, roof lights, ceiling lighting and access to eaves space.

**THIRD BEDROOM** With four access points to eaves storage space, feature beams within the apex ceiling, carpet, built in drawers, radiator, carpet and a roof light.

**A FOURTH BEDROOM** Also with feature beams within the apex ceiling, eaves storage space, built in drawers, radiator, carpet, ceiling lighting and a roof light.

**REAR GARDEN** A secure entry keypad opens the gated access to a decorative gravelled side aspect housing a cold water tap and a wall mounted clothes dryer. The main area of the garden enjoys a hedged well screened sunny aspect where a paved terrace gives space to dine and enjoy the tranquility with family and friends overlooking the manicured lawn.

**GARAGE** Having a main side sliding garage door and a pedestrian door with secure key pad access, a side aspect window, a stainless steel sink and drainer, ceiling lighting, space and plumbing for a washing machine and additional white goods along with a step up to a door giving kitchen access.

**SHROPSHIRE COUNCIL TAX BAND: F EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 8HW** What 3 Words Location [///detergent.noisy.singers](http://detergent.noisy.singers)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710





## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710





## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

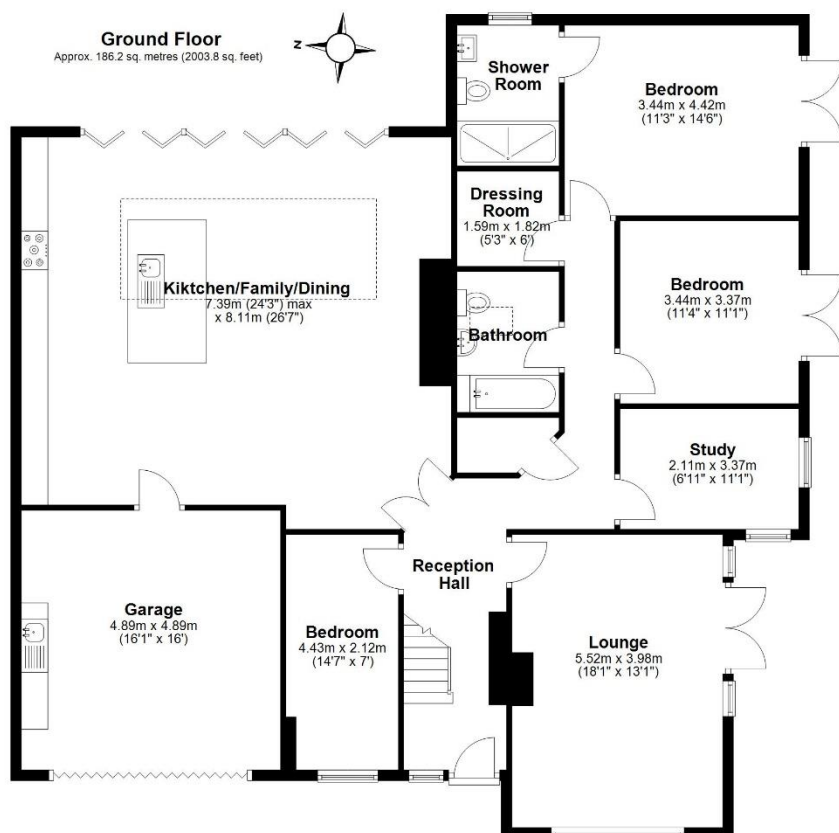
**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



Total area: approx. 241.9 sq. metres (2603.7 sq. feet)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710





## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710