



Middle Farmhouse, Church Lane, Sheriffhales, Shifnal, TF11 8RD

BERRIMAN
EATON





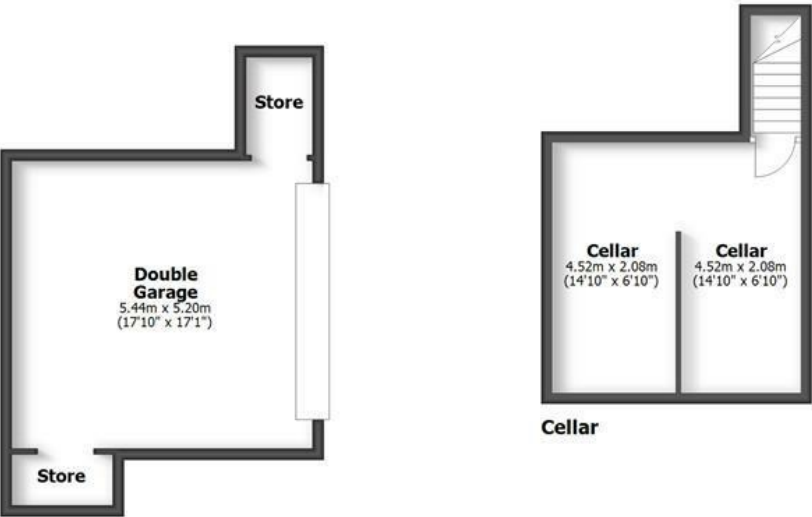
Middle Farmhouse, Church Lane, Sheriffhales, Shifnal, TF11 8RD

A delightfully situated former farmhouse standing in a sought-after Shropshire village, with accommodation of much character and extensive grounds amounting to just over 2.5 acres in total

MIDDLE FARMHOUSE
CHURCH LANE, SHERIFFHALES

HOUSE: 269.3sq.m. 2898sq.ft.
CELLARS: 21.4sq.m. 230sq.ft.
GARAGE: 32.4sq.m. 349sq.ft.
TOTAL: 323.1sq.m. 3477sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

LOCATION

Sheriffhales is a small village lying amidst beautiful, rolling Shropshire countryside and yet is conveniently placed for access to the major road networks. The A5 and A41 corridors together with M54 motorway facilitate motor communications to the major commercial centres of Telford, Wolverhampton and Birmingham and there are local facilities available within the nearby former market town of Shifnal.

There is excellent schooling within the area with Adams Grammar School of Newport, Birchfield Preparatory School in Albrighton, St Dominics Grammar School in Brewood and the Wolverhampton Grammar School all being worthy of note together with a highly regarded primary school in the village centre itself.

There is a lively Sheriffhales Village community with a Solar Farm, contributing funds to the Church, the school and the Hall, a Community Choir, which often perform, a "Whats Ap" with continual dialogue, ten community magazines year and its own field. There is a ten minute distance to the two golf clubs. Lilleshall Hall sports centre, in the same parish, is a centre of excellence for many activities, managed by the Sports Council.

DESCRIPTION

Middle Farmhouse is an attractive, detached family home with period origins and substantial later extensions. The residence benefits from well proportioned and versatile living accommodation over both ground and first floors with a fine flow of living areas to the ground floor, ample bedroom provision and a particularly impressive principal bedroom suite.

The property has been well maintained over the years and now benefits from modern appointments which blend seamlessly with a host of period features which remain intact including some much fine timbering.

One of the principal attractions of the property is the superb grounds within which it stands. The house itself occupies a plot of just over a third of an acre in total including a beautiful rear garden and there is the additional benefit of an adjoining paddock of just over 2.1 acres in total. There is a total area of approximately 2.5 acres.

ACCOMMODATION

A gated and paved pathway leads to the tile hung, gabled PORCH with old sandstone base and a front door opening into a DINING ROOM which is an entertaining room of much character with a beamed and raftered ceiling, a wide inglenook style fireplace with inset beam above, oak flooring, wiring for wall lights, a walk in bay window and a shelved cabinet. There is a LOUNGE with a light through aspect with a walk in bay window to the front and a window to the rear, a cast iron Victorian style fireplace with painted ceramic tiled slips, a beamed and raftered ceiling, wiring for wall lights and oak flooring. There is a SITTING ROOM with a Clearview stove standing on a slate hearth, a beamed and raftered ceiling, oak flooring, a walk in bay window, wiring for wall lights and glazed double doors opening into the Amdega CONSERVATORY which provides a particularly fine garden room which is fully double glazed French doors with a delightful aspect over the front lawns, quarry floor tiling and two radiators making the room useful all year round. There is an inner hall providing a further reception room or STUDY which is an ideal room for those wishing to work from home with two windows overlooking the rear gardens, beams and rafters to the ceiling, oak flooring and a part brick and sandstone staircase leading down to an OFFICE AND CELLAR, both of which have barrel vaulted ceilings and dado rails which provide useful and versatile further living space. There is a large DINING KITCHEN which was fitted by well known specialist Carvers with a comprehensive range of wall and base mounted cabinetry and granite working surfaces, a Bosch four ring induction hob with stainless steel Franke filtration unit above, an integrated Neff electric oven, an integrated Neff combination microwave oven and grill, an integrated wine cooler, a four oven Aga, an integrated dishwasher, tiled floor, integrated ceiling lighting, a light corner aspect with windows to the side and rear, a stainless steel sink with boiling water tap, an old servants bell board and a door into the LAUNDRY / BOOT ROOM with full height cloaks and storage cupboards, further wall and base mounted units, stainless steel sink, plumbing for a washing machine, space for a tumble dryer, tiled floor, integrated ceiling lighting, a rear window and door and an adjoining CLOAKROOM with a contemporary suite by Carvers with a WC with concealed flush and a wall hung vanity unit with a sink on top and drawers beneath, a side window, integrated ceiling lighting and ceramic floor tiling.

A fine old oak staircase rises from the dining room with a gallery overlooking the study to the first floor landing with old oak flooring, wiring for wall lights, part panelled walls and a CLOAKROOM with WC and wash basin. The PRINCIPAL SUITE is a notable feature of the house with a large double bedroom with a part vaulted ceiling, wiring for wall lights, a light corner aspect and an open arch into a DRESSING ROOM with wide banks of wardrobes on either side and a door into the LUXURIOUS EN-SUITE BATHROOM which was fitted by Carvers with a peninsular panelled bath, separate tiled shower with waterfall head and separate hose, WC and twin vanity units with inset wash basin with granite working surfaces, cupboards beneath and mirror fronted cabinets above, tiled floor, tiled walls and a period style radiator with heated towel rail attachment. The SECOND SUITE has a double bedroom with a window with charming views to the rear, built in wardrobes, dado rail and an EN-SUITE SHOWER ROOM with a well-appointed, contemporary suite with a corner shower, WC and pedestal basin and a window to the rear with delightful views. BEDROOM THREE is a good double room in size with a light through aspect, dado rail, wiring for wall lights and old oak flooring and BEDROOM FOUR is also a double room in size with a window to the front, wiring for wall lights, old oak flooring and a door to a TANDEM SHOWER ROOM which also has a door to the landing and which benefits from a fully tiled shower, WC and pedestal basin, old oak flooring, wiring for wall light and part tiling to the walls.

OUTSIDE

Middle Farmhouse is well screened from Church Road with an old brick boundary wall to the front with matured evergreen trees and shrubbery helping to create much privacy. There is a wooden gate opening on to a paved path which leads to the front door through the beautifully matured front garden with lawns and particularly well stocked beds and borders and a wisteria and roses to the front elevation.

A small, shared driveway leads to an extensive, private gravel DRIVEWAY accessed through two wooden five bar gates which leads around to a substantial area of PARKING to the rear of the house with log stores, a DOUBLE GARAGE with electric light and power and a decorative well. There is a large terrace laid in part with herringbone brick paviours and in part old stone paving providing a delightful external seating area. There is a large REAR LAWN, again with beautifully stocked beds and borders and beautiful views to the rear over open rolling Shropshire countryside. There is a broadly level Paddock with TRACTOR SHED AND STORE and field shelter and overall, the setting is one of peace, tranquillity and glorious views.

We are informed by the Vendors that mains water, electricity and drainage are connected and the heating is oil fired.

COUNCIL TAX BAND G – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area externally with little coverage internally Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £845,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

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