



Village Farm Sheriffhales, Shifnal, TF11 8RD

BERRIMAN
EATON



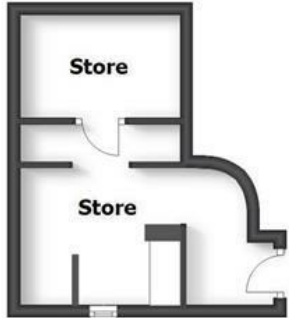


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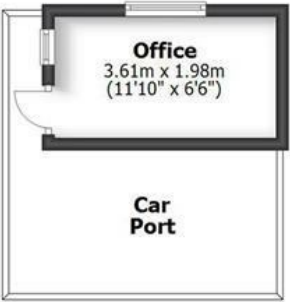
This character home offers inspiring accommodation in the heart of the village. With countryside views, this is a very desirable and convenient location, offering privacy and beautifully presented interior.
 Telford - 5 miles, Newport - 6 miles, Shrewsbury - 22 miles, Stafford - 17 miles, Wolverhampton - 15 miles, Bridgnorth - 14 miles, Birmingham - 31 miles.
 (distances approximate).

VILLAGE FARM

SHERIFFHALES

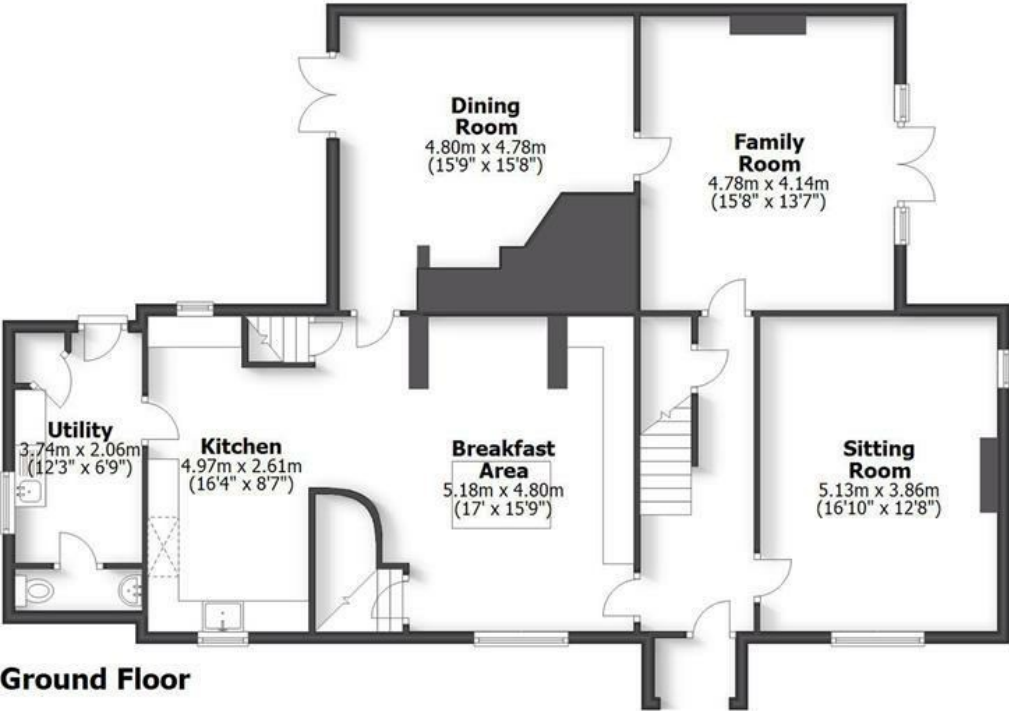


Cellar



HOUSE: 241.5sq.m. 2600sq.ft.
 CELLARS: 14.9sq.m. 160sq.ft.
 OUTBUILDINGS: 12.2sq.m. 132sq.ft.
TOTAL: 268.6sq.m. 2892sq.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 in Brewood and the Wolverhampton Grammar School all being worthy of note together with a highly regarded primary school in the village centre itself.

Village Farm is privately positioned through an electric gated entrance in the heart of the village and was once the major farmhouse and farm to the surrounding area. The former barns and land were later sold off, whilst the Grade II Listed farmhouse was restored to a very high specification, yet retaining the beautiful beam work, fireplaces and bread oven. More recently the bathrooms and kitchen have been upgraded with bespoke designs and high quality fittings making this a luxurious home.

ACCOMMODATION

HALL with tiled floor and understairs cupboard. Beautiful BREAKFAST KITCHEN the heart of the farmhouse with stylish fittings including a breakfast bar, display cabinets with back lighting, basket drawers, Inglenook fireplace with Brompi log burner and oven, further fitted kitchen area with Stoves Range oven, dishwasher, fridge freezer, Belfast sink, Quartz work surfaces and ceiling downlighters. A door gives access to the CELLAR and the separate UTILITY has plumbing for the washing machine, sink unit, door to rear and access to the GUEST WC and BOILER ROOM. The DINING ROOM has double doors leading to the rear terrace and a Villager cast iron log burner (bottle gas fuelled), retaining an original bread oven and door leading into the STUDY/FAMILY ROOM featuring an open grate (sealed) and patio doors. The formal SITTING ROOM enjoys a dual aspect and log burner.

The spacious first floor landing includes a back staircase and gives access to all FOUR DOUBLE BEDROOMS. The principal bedroom enjoys exposed beam work. There are TWO HOUSE BATHROOMS, the largest is in a traditional style and includes a roll top bath and high flush WC, with a separate DRESSING ROOM. The other includes a walk-in double shower.

OUTSIDE

Behind electric gates, the driveway extends to a turning area and access to the CARPORT AND STORE. With power and light, this wonderful working space is currently being used as a studio/treatment room. There is good external lighting and patio areas with a brick outhouse to the rear. PLEASE NOTE: The farm gate into the field does not provide any access into the field beyond.

SERVICES

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

COUNCIL TAX BAND F – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

The property is Grade II Listed

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

Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

DIRECTIONS

Using the What3Words app: [///kiosk.bring.smart](https://www.what3words.com/kiosk.bring.smart)

Offers Around £725,000

EPC:

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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