



Meadow Cottage, Marsh Lane, Sheriffhales, Shifnal, TF11 8JD

BERRIMAN
EATON

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Meadow Cottage is a one bedroom barn conversion with a total plot size of approximately 3.5 acres which comes with paddocks and stables making it ideal for equestrian interests.

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.

Marsh Lane lies just outside the village amidst rolling Shropshire countryside.

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

DESCRIPTION

Meadow Cottage is a one bedroom converted barn with double glazing, a garden and ample parking. There is a large stable block with stables, storage, workshop and electric light and power. Beyond the stables are a paddock, a small manage and there is an additional paddock of around two acres in size on the other side of Marsh Lane.

ACCOMMODATION

Double French doors open into a GARDEN ROOM / BOOT ROOM with tiled flooring and window to the side, a door opens into the KITCHEN which has a range of wall and base units with roll top working surfaces, a stainless steel sink and drainer with window over, a four ring electric hob with filtration unit above and space for an under counter washing machine, a heated ladder towel rail, tiled walls, tiled floor, a loft hatch and an open doorway to the LOUNGE with two windows to the front and a step up to the DOUBLE BEDROOM with a window to the front and the BATHROOM has a corner bath with handheld shower attachment, shower cubicle with waterfall head, a vanity unit with wash basin, cupboards and drawers beneath and a backlit mirror over, WC, tiled floor, tiled walls, and a loft hatch.

OUTSIDE

Wooden gates open onto a large area of DRIVEWAY / FORECOURT which serves both the barn and the large STABLE BLOCK with stables, storage, workshop and parking. There is a small MENAGE to the side with a PADDOCK beyond and a further area of land across the road.

A picket gate opens onto the GARDEN for the barn which has a paved area with a corner bed with mature trees and an area of gravel and external lighting. There is an area of grass to the side with the ground source heat pump and a wooden shed.

We are informed by the Vendors that mains water and electric are connected, heating is via an air source heat pump powered by solar panels which are owned outright and the drainage is to a septic tank which is shared with one neighbour.

COUNCIL TAX BAND B – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available. The vendors use Airband Broadband.

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

The long term flood defences website shows very low risk.

DIRECTIONS

The property postcode is not true for Meadow Cottage. Please use What3words:

///pursuit.outwards.flock

Approach Marsh Lane off the B4379 signposted Sheriffhales. The What3words app will take you to double black gates with a Marsh Farm nameplate. Please go through the gates, the barn is on the left hand side.

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Bridgnorth Office

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Wombourne Office

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Lettings Office

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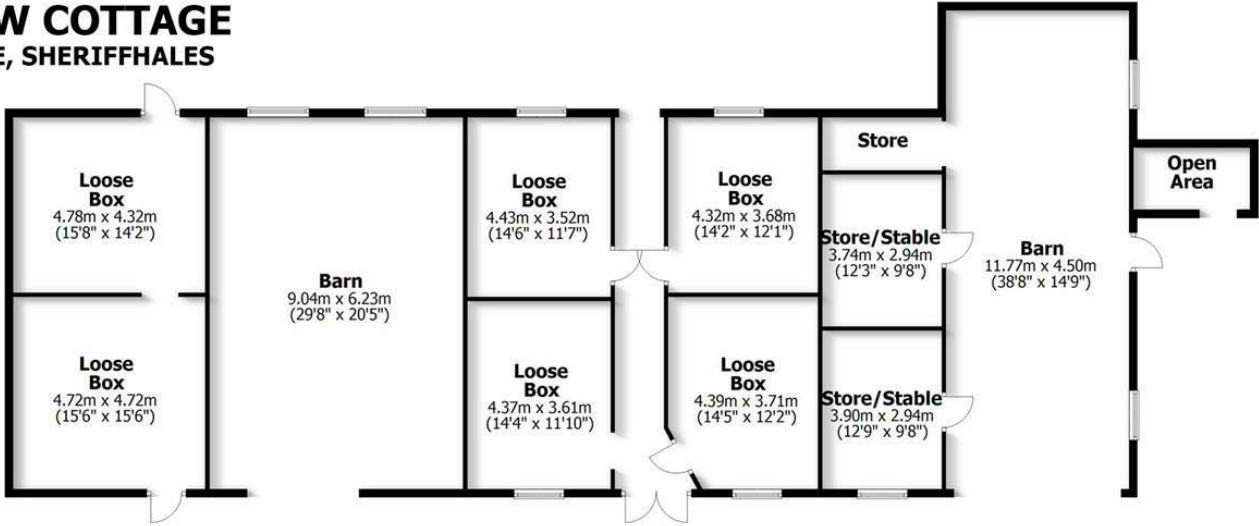
www.berrimaneaton.co.uk

Offers Around
£499,950

EPC: G

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.

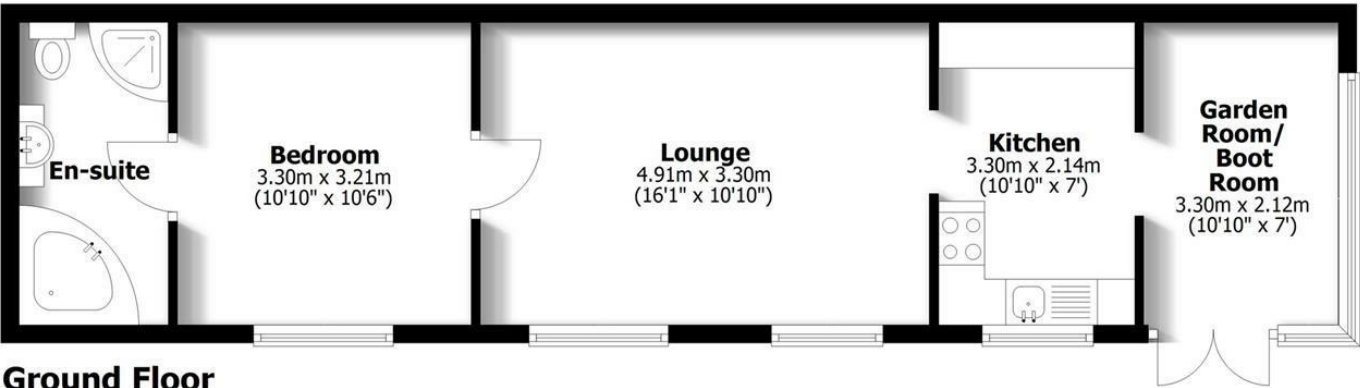
MEADOW COTTAGE
MARSH LANE, SHERIFFHALES



Outbuilding

OUTBUILDING: 265.3sq.m. 2856sq.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

BARN: 47.5sq.m. 512sq.ft.

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