



SAMUEL WOOD

Noneley Farmhouse, Burlton, Shrewsbury, Shropshire, SY4 5SX

Offers In The Region Of £550,000







# Noneley Farmhouse,

Burlton, Shrewsbury, Shropshire, SY4 5SX



- Beautifully Presented Family Home
- 4/5 Generous Sized Bedrooms
- Bespoke David Orton Kitchen
- Driveway and Garage
- Oil Central Heating
- 3 Reception Rooms
- Landscaped Gardens - Plot 0.14 Acre
- Sought After Rural Location
- Garden Room with Skylights
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home in Burlton, North Shropshire. Providing contemporary living spaces combined with a traditional charm in keeping with a property of this period, Noneley Farmhouse is an attractive proposition for those seeking a rural lifestyle. Situated close to village amenities including a shop, school, pub and useful road links. Viewing is highly recommended by the selling agent.

This stunning detached property boasts two reception rooms with the addition of log burners, each adding a touch of warmth and cosiness, perfect for those chilly winter evenings. entertaining guests or simply relaxing. The ground floor also benefits from a cloakroom WC as well as a practical laundry room accessible from the rear patio.

One of the highlights of this property is the bespoke David Orton kitchen while the adjacent sun room is flooded with natural light from the skylights and creates a serene space to enjoy your morning coffee or curl up with a good book.

The first floor accommodation has two spacious bedrooms, two bathrooms and a study / further bedroom. The attic has been converted to provided two further spacious bedrooms.

Steeped in history, this house was rebuilt in 1900, adding character and charm to the property. The combination of modern amenities and traditional features makes this home truly unique and inviting.

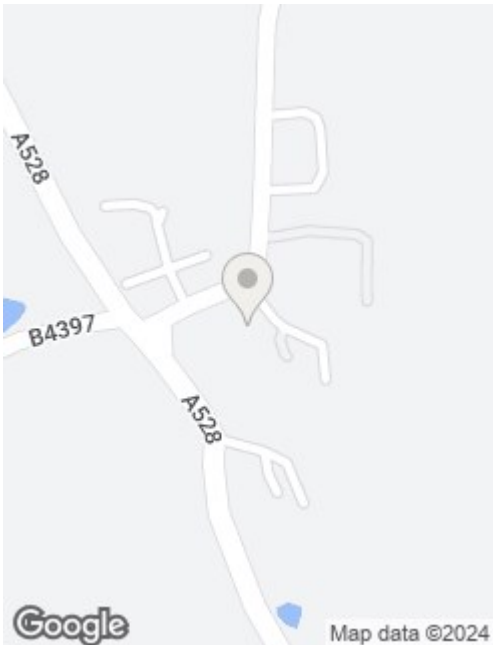
Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Burlton while being just a stone's throw away from the vibrant town of Shrewsbury. Contact us today to arrange a viewing and start the next chapter of your life in this beautiful property.











## Directions

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps & Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.











## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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