



1 The Woodhouse Farmhouse, Woodhouse Lane, Priorslee.

Offers in the region of **£350,000**

Fully converted and extended in 2023 by Shropshire Homes, this Grade II Listed, 1800's former farmhouse really does offer the best of both worlds! Boasting a characterful exterior and a modern interior, there are open leafy views to all sides, whilst still being within a stone's throw of all nearby amenities and transport links. The high ceilings mean the rooms are all light and spacious and the thick, insulated walls ensure the property is as cosy as it is peaceful. The orientation of the large garden means that it is not overlooked and with a protected wildlife area to the rear (with purpose built bat house) the rural aspects can be enjoyed both inside and out. Finally, with the remainder of the NHBC Guarantee, a handy Hive C.H. system, ample driveway parking and a Garage, the practicalities are just as evident as the charm!

Briefly comprising Dining Hall/Study/Playroom, Lounge, Breakfast Kitchen. Downstairs W.C., 2 double Bedrooms and Bathroom, there is parking for up to 3 vehicles, a Garage (with power and lighting) and a sizeable, wrap around, landscaped garden. Estate grounds maintenance charge - £300 every 6 months. EPC Rating C. Council Tax Band B.

1 The Woodhouse Farmhouse Woodhouse Lane Priorslee Telford

Property entered via

partially glazed door to the front under storm porch into

Dining Hall/Study/Playroom 14' 5" x 12' 2" (4.4m x 3.7m)

Fully glazed door to the rear garden. Double doors to a built-in storage cupboard containing gas C.H. boiler. Stairs to first floor.

Lounge 14' 1" x 13' 1" (4.3m x 4.0m)

Breakfast Kitchen 14' 9" x 9' 10" (4.5m x 3m)

Double French doors to the rear garden. Built-in eye level electric oven & gas hob. Plumbing for dishwasher and washing machine.

Downstairs W.C. 5' 6" x 3' 2" (1.68m x 0.96m)

Upstairs to

first floor landing which provides access to both Bedrooms and Bathroom.

Bedroom 1 13' 5" x 8' 6" (4.1m x 2.6m)

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m)

Bathroom 8' 6" x 5' 7" (2.6m x 1.7m)

With shower over bath.

Externally

To the front is a paved pathway which connects the driveway to the front door. The block paved driveway affords parking for up to 3 vehicles, part of which leads

directly to the Garage. (NB: Access is permitted across part of the driveway for Number 2, but does not inhibit the space. A right of access on foot also exists over the front pathway to the adjoining property.)

A pedestrian gate allows access to the rear garden which extends to two sides of the property and is edged at the perimeter with well stocked borders containing a wide variety of plants, shrubs and fruit trees. A paved path runs adjacent to the property and a gravelled area closest to the French doors (which access the Breakfast Kitchen) provides a pleasant and completely private seating area. Outside lighting and water tap.

Garage 20' 3" x 9' 10" (6.17m x 2.99m)

Up and over door to the front. Electric power sockets and lighting.



10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

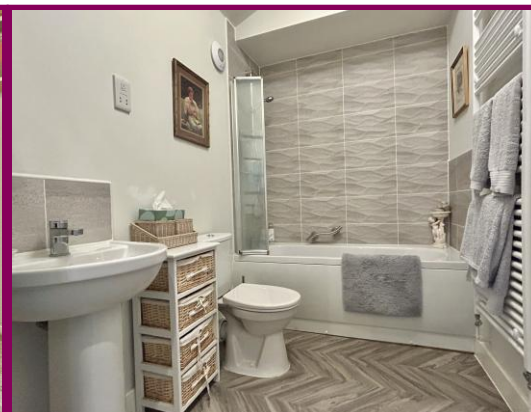
VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.