HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

Rose Farm , Tibberton, Newport, Shropshire, TF10 8NN

Offers in Excess of £1,000,000

Welcome to Rose Farm, a beautiful and truly unique Grade II listed four-bedroom detached period property nestled in the heart of the picturesque village of Tibberton, Shropshire. This charming residence blends historical character with modern comfort, offering spacious living areas, extensive gardens, and versatile outbuildings ideal for a variety of uses. Providing approximately 249.7 sq meters (2688.1 sq Feet) of wonderful living space.

Ground floor: Reception hallway, study, lounge with brick fire surround and log burning stove. Dining room, sitting room with vaulted ceiling and French doors opening onto the garden area. Additional play / multi functional room, kitchen, utility and ground floor Cloak WC. Gas central heating and double glazing First floor: Primary bedroom with en-suite shower room, guest bedroom with en-suite bathroom, two further very good sized bedrooms, main bathroom with separate bath and shower. Main Services: Mains drainage, water, electricity and gas. Outside area: Spacious driveway / court yard area with ample parking for many vehicles, versatile outbuildings with a range of uses, private enclosed grounds with lawn areas, trees and patio area. Location: Tibberton is a tranquil village offering a traditional English countryside lifestyle. Local amenities include a village shop, primary school, and the popular Sutherland Arms pub. Just 4.8 miles away lies Newport, a thriving market town with excellent schools like Haberdashers' Adams and Newport Girls' School, shops, Pubs, restaurants and events such as the Newport Show, May Fair, and Carnival. The History of Rose Farm: A truly beautiful period property with a rich and long history, the original building dating back 500 years to the mid 1600`s. It has been considerably extended and improved over the years from the original farm building. Rose Farm was originally a working small holding and there is still evidence of this with pig sties and a barn where cattle were once housed. A major renovation project was undertaken by the current owner around 20 years ago whilst ensuring the traditional feel of it's heritage was maintained. The next chapter of this wonderful property awaits the new home owner.

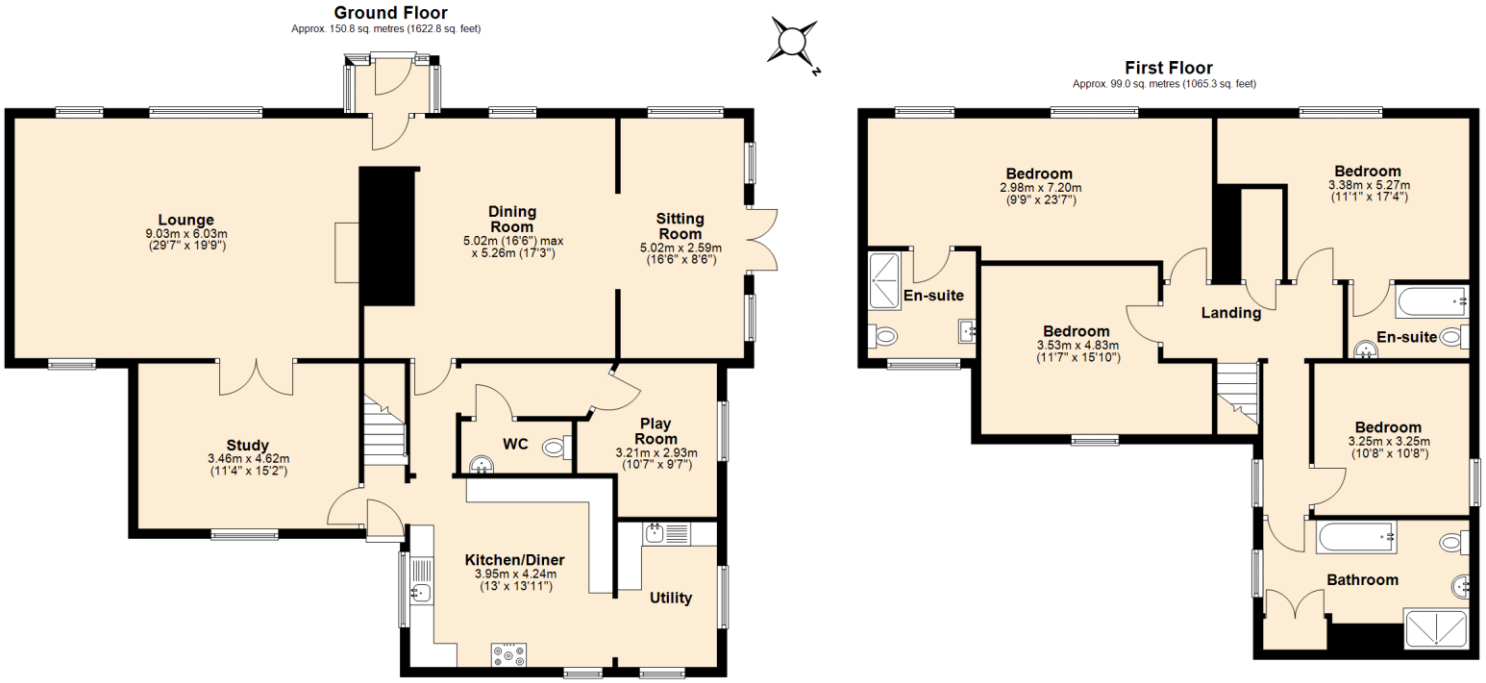
Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Buisness Owner Harwood The Estate Agents (Wellington)



Total area: approx. 249.7 sq. metres (2688.1 sq. feet)

Tenure	**We are advised by the vendor that the property is Freehold**
Council Tax	**Band G**
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	**Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.**
Viewing Arrangements	**by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.**

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 06 August 2025

The Property Ombudsman

naea | propertymark PROTECTED