



Birchfield Cottage
Meeson, Telford



Birchfield Cottage

Meeson | Telford | TF6 6PG

Tibberton 1.5 miles | Newport 7 miles
Telford 10 miles | Market Drayton 11 miles
Shrewsbury 13 miles | Stafford 20 miles

THREE-BEDROOM, SEMI-DETACHED COTTAGE WITH
EXTENSIVE EQUESTRIAN FACILITIES AND VERSATILE
OUTBUILDINGS IN A VERY QUIET, RURAL LOCATION

Three-bedroom, semi-detached cottage

Open-plan kitchen/diner with additional seating area

Cosy sitting room with log-burning stove

Six stables, tack room, hay store, concrete yard and manège

Large versatile workshop with concrete floor and three phase electric

3.21 Acres (1.29 Ha), Paddocks split into five useful paddocks

Private, tranquil location close to popular, idyllic village



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The Property

Birchfield Cottage is a three-bedroom, semi-detached cottage ideal for those with equestrian and rural interests. In 2022 the interior was renovated to create an impressive open-plan kitchen/diner with additional seating which is perfect for modern-day family living. This versatile room is well-equipped with a useful island, a range of fitted Howdens units, a Rangemaster professional oven, an integrated dishwasher and space for an American-style fridge/freezer and washing machine. Bifold doors at one end give direct access to the rear garden. The cosy sitting room has a log-burning stove and there is under-stair storage and a useful rear hall/boot room. To the first floor are three bedrooms, one with Juliet balcony, and a family bathroom with airing cupboard.

There is no doubt that Birchfield Cottage will appeal to those with equestrian interests but also to those wanting to run a business from home or those who just want additional storage space. The opportunities are endless!

The Equestrian Facilities

Erected in 2013, the block of six stables are all fitted with automatic drinkers and are complete with a tack room, hay store and concrete yard area. There is a 20m x 40m sand and fibre mix manège with solar-powered lights and the property stands in a total of 3.21 Acres (1.29 Ha) with the grazing land split into five paddocks with stock-proof fencing and water connected.

Outbuildings and Gardens

A 15m x 8m insulated workshop with concrete floor has three phase electric connected and is ideal for a wide variety of purposes not least of all running a business from home. The front and rear gardens are laid to lawn with a patio area overlooking the rear garden. There is an external WC which is easily accessible for workshop and yard staff.

The Location

Nestled in the beautiful countryside of North Shropshire between the delightful and popular villages of Meeson and Tibberton, this charming property benefits from being in a very peaceful, rural location whilst conveniently close to large towns with a wide variety of amenities. The network of quiet country lanes that surround the cottage are perfect for exercising horses, walking and cycling and there are lovely views across open farmland and to The Wrekin.





Services

The cottage has mains water and electricity connected and benefits from oil-fired central heating. Drainage is to a shared septic tank. There is three phase electricity connected to the workshop.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

Tax Band C.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford TF3 4NT 01952 380000.

Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

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