

Brookfield, Ford, Shrewsbury, SY5 9LG

Shrewsbury & Country House Sales

MILLER EVANS



# Brookfield, Ford, Shrewsbury, SY5 9LG

**£590,000** Freehold

- A unique, beautifully enhanced and character rich detached home
- Set on approximately 3 Acres of land
- Lounge/dining room with inglenook fireplace
- Newly fitted kitchen, utility and rear porch
- Living room with log burning stove and French doors to garden
- Ground floor bedroom
- Three first floor bedrooms and newly fitted bathroom
- Useful and versatile outbuilding providing home office/studio
- Garage/workshop and ample parking
- Much improved accommodation





A unique, and immaculately presented four bedroom, detached property full of charm and character, set in approximately 3 acres of land in the sought after village of Ford. The property provides versatile and much improved accommodation briefly comprising; entrance hall, lounge/dining room opening to a utility area, newly fitted kitchen with appliances, rear porch, spacious living room with French doors to rear garden, ground floor bedroom and store cupboard. To the first floor are three spacious bedrooms and a newly fitted bathroom with separate shower. Externally there are a wide range of outbuildings including a home office/studio (currently used as an outside kitchen/food prep area), cloakroom and log store. The outbuildings could also be used as stables and offer potential equestrian facilities. Large detached garage/workshop and ample parking. Large private gardens. The property also benefits from oil fired central heating and a Piggery (with previous planning permission for a one bedroom holiday let - now expired).

Ford is a charming and highly regarded village, set within the Shropshire countryside, approximately 5 miles west of Shrewsbury, combining a peaceful rural setting with excellent access to village amenities including; primary school and petrol station with village store.















ENTRANCE HALL
4'5" x 5'8"

LOUNGE / DINING ROOM
15'10" x 15'0"
Feature inglenook fireplace with inset log burner with wooden beams

KITCHEN
12'7" x 9'4"
Fitted with a range of matching modern units with integrated appliances

REAR PORCH
5'4" x 6'11"
Door to garden

UTILITY
15'10" x 5'7"
Fitted with base units and space for appliances

LIVING ROOM
15'10" x 15'9"
Inset log burner wood wooden beam above
French doors opening onto rear garden

BEDROOM 4
12'4" x 9'6"

STAIRCASE rising from the lounge/dining room to FIRST FLOOR LANDING

BEDROOM 1
10'11" x 16'6"

BEDROOM 2
9'5" x 16'4"
Built in wardrobes and walk in wardrobe

BEDROOM 3
12'7" x 10'1"

BATHROOM
5'10" x 11'2"
Newly fitted with a modern suite comprising;
Panelled bath
Shower cubicle
Wash hand basin, wc







GARDENS AND GROUNDS

GARAGE / WORKSHOP
17'11" x 29'0"

DETACHED OUTBUILDING
Providing ideal work from home space / studio including:

OFFICE / STUDIO
12'4" x 13'10"
Window to the rear
Currently used as an outside kitchen/food prep area.

UTILITY / CLOAKROOM
12'4" x 6'7"
Wash hand basin, wc

WOOD STORE
12'4" x 6'6"

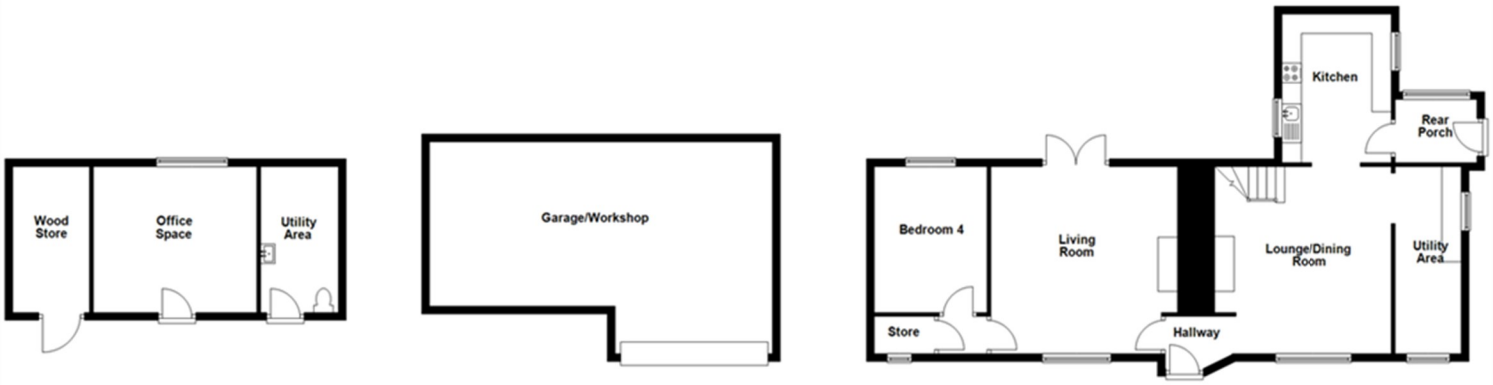
The property is approached over a private driveway leading to a spacious forecourt providing ample parking for cars/caravan/boat etc.

The property is set on approximately 3 acres and offers potential for future development (Subject to any necessary planning consents). There are extensive gardens laid mainly to lawn with a wide range of mature trees, shrubs and hedging affording the garden a great amount of privacy.

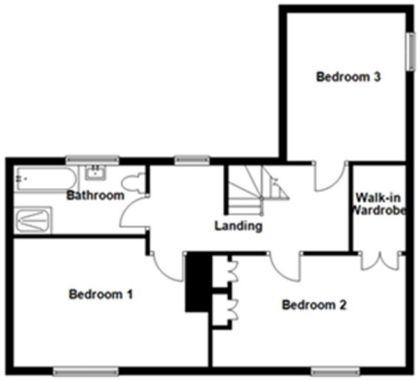
## HOW TO GET THERE

When approaching from Shrewsbury proceed along the A458 Welshpool Road. Continue into Ford, passing Butt Lane and the property will be found after a short distance on the right hand side. Turn right into the layby and immediately right onto the private drive.

Ground Floor




First Floor



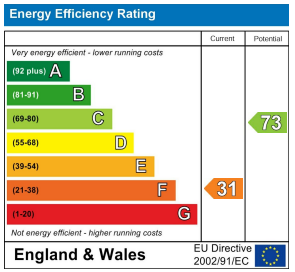


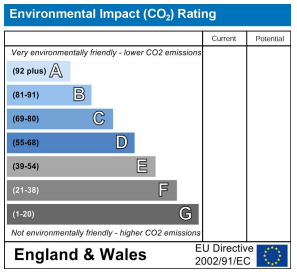
Residential Sales & Lettings
Eagle House, 4 Barker Street,
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www.millerevans.co.uk | homes@millerevans.co.uk

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
**Associates:** William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans


## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage are connected to the property.

Council Tax Band : D

## LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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