



**FALLOWFIELD**  
GREAT NESS | SHREWSBURY | SY4 2LD





# FALLOWFIELD

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Shrewsbury 8.7 miles | Telford 23.7 miles  
(all mileages are approximate)

A HIGHLY APPEALING DETACHED BUNGALOW OFFERING A VERSATILE LIVING SPACE, WITH EXCELLENT SCOPE FOR MODERNISATION, SET WITH LARGE GARDENS IN AN IDYLIC RURAL LOCATION.

Sought after rural position  
Spacious detached bungalow  
Excellent scope for improvement  
Driveway parking and garage  
Lovely large gardens



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury proceed north along the A5 to the first roundabout on the Nesscliffe by-pass. Take the third exit for Nesscliffe and proceed up towards the village. At the first crossroads turn right signposted Great Ness. Follow this lane into the village and take the first turning left towards Great Ness church and after a short distance the property will be seen on the right.

## SITUATION

Fallowfield is attractively situated within the sought after village of Great Ness. The neighbouring village of Nesscliffe offers a pub and restaurant, together with a primary school and village petrol station/shop. The surrounding area, which in particular includes Nesscliffe Hill Country Park, offers some lovely walks. Shrewsbury and its historic town centre provides an excellent shopping centre and a broad selection of restaurants and leisure facilities.

## PROPERTY

Situated in a beautiful rural setting with delightful views over open fields, this extended detached bungalow offers spacious and versatile accommodation, presenting an excellent opportunity for modernisation and improvement.

The accommodation begins with a welcoming reception hall leading to a breakfast kitchen and a useful utility room. The generous living room features a fireplace, while a separate dining room/family room (with inter connecting doors) provides an ideal space for entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1478434

A practical side lobby and guest WC add further convenience.

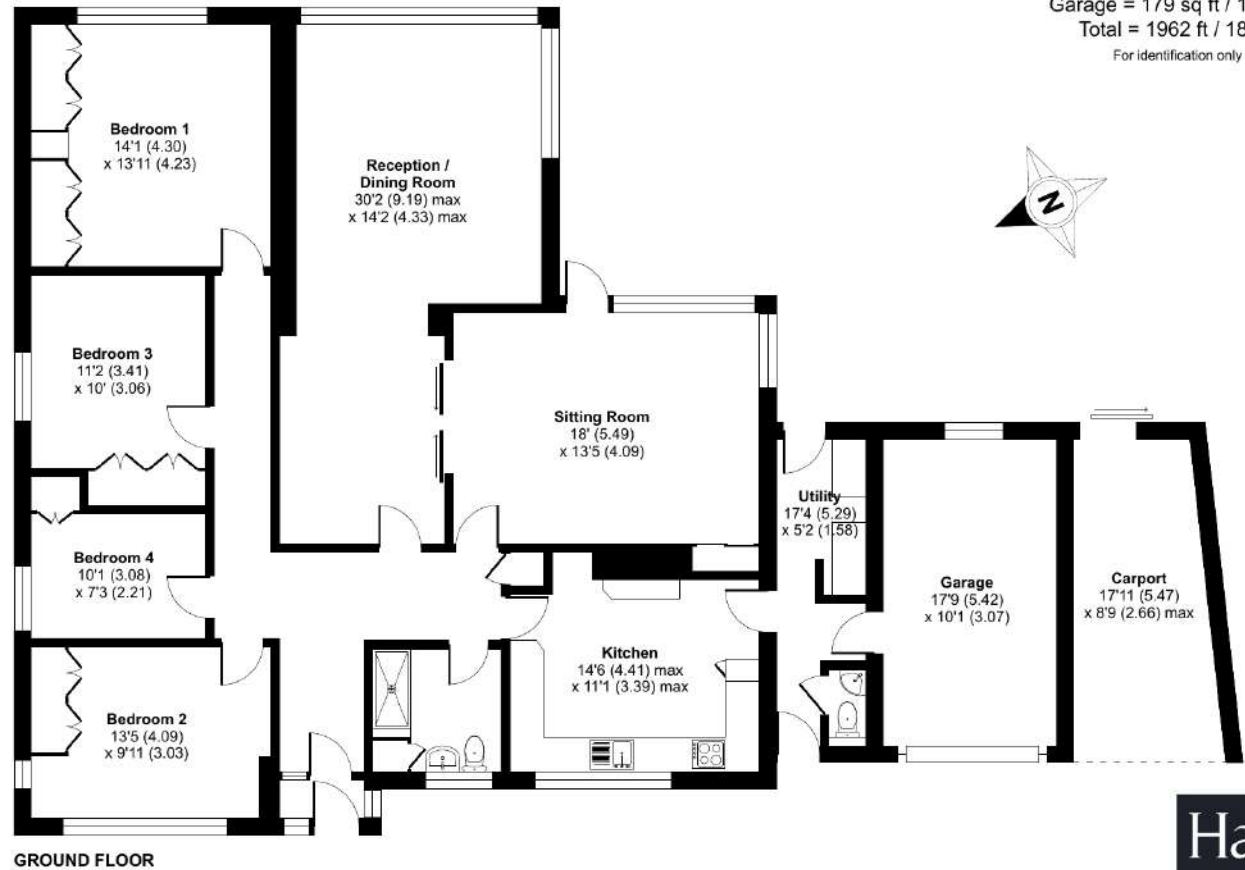
The bungalow offers four well-proportioned bedrooms, all served by a family shower room.

Approximate Area = 1783 sq ft / 165.6 sq m (excludes carport)

Garage = 179 sq ft / 16.6 sq m

Total = 1962 ft / 182.2 sq m

For identification only - Not to scale





## OUTSIDE

Outside, the property is approached via a generous driveway providing ample off-road parking, leading to a useful carport and detached garage. Set within a substantial plot, the front garden is mainly laid to lawn with mature, well-stocked borders and benefits from an attractive outlook across open countryside.

The majority of the gardens are situated to the rear, where a patio seating area and extensive lawns provide a superb outdoor space. Offering tremendous potential, the gardens present an ideal opportunity for keen gardeners to create and landscape their own bespoke outdoor retreat.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band - E



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



