



*Helsingfors, Haughton Lane, Shifnal*

**THOMAS HARVEY**  
ESTATE AGENTS

*An Individually Designed & Extensively Extended, Five Bedroom Three Bathroom Detached Distinguishing House In One Of Shifnal's Most Favoured Addresses. Internal Inspection Is Essential To Appreciate This First Class Example Of A Stunning Family Home!*

**Helsingfors, Haughton Lane, Shifnal, Shropshire, TF11 8HG**

**Asking price: £675,000**

**Tenure: Freehold**

**Council Tax: Band F - Shropshire**

**EPC Rating: D (61) No: 2638-3061-7204-7736-7204**

**Total Floor Area: 2,346.3sq feet (218.0sq metres) Approx.**

**Services: We are informed by the Vendors that all main services are installed**

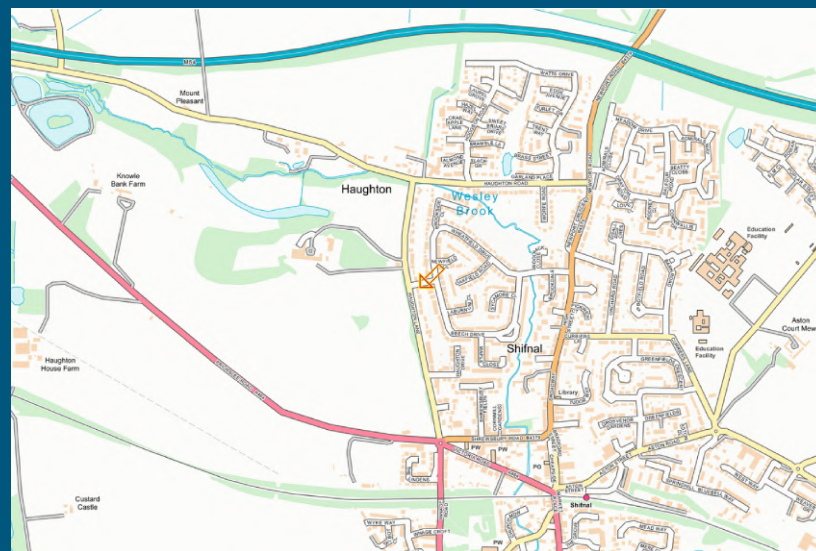
**Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available**

**Mobile: Ofcom checker shows three of four main providers having variable coverage indoor and all four have good coverage outdoor.**

Situated in one of the most sought after & favoured locations in this affluent Shropshire Village, known as Shifnal, occupying a corner plot and enjoying picturesque views over woodland & fields at front, this charming detached property has been extensively extended and restyled to create a most impressive and spacious family home.

With no expense spared, over the years the current owners have thoughtfully redesigned Helsingfors to retain the charm & appeal of a period property whilst creating tastefully appointed accommodation, with a number of characteristic & superior features throughout. With a generous floor area of approx. 2,346.3sq feet, the extremely spacious accommodation offers a most versatile interior, with viewing highly recommended to appreciate this unique & desirable home. Having the benefit of gas central heating system and double glazing throughout, the ground floor includes a large welcoming reception hall with a guest cloakroom, 17ft living room with double doors to a useful home office/ playroom, separate sitting room and a spacious dining room. At the side of the house is the through breakfast kitchen which has been fitted with a bespoke suite and great open space for entertaining guests. Adjacent is a utility and rear lobby. From the reception hall, the U-Shaped staircase leads to the first floor landing. On this level, there are four double bedrooms with two having ensembles, study/ bedroom five and a well appointed family bathroom. At the front of the property is a large gravelled driveway providing off road parking for a number of cars, being screened from the road and leads to the double width garage with remote controlled doors. A feature of the property is certainly the east facing fully stocked rear garden, which has been extensively landscaped to provide a most beautiful setting whilst maintaining the maximum privacy and offering excellent usable outdoor space. Perfect for hosting summer garden parties!

Although enjoying a secluded countryside position, Haughton Lane is still convenient for the majority of amenities that Shifnal has to offer including walking distance of Haughton Hall & Leisure Club, Wheatfield Playground & Park, a number of shops & restaurants/ cafes, local schools including the favoured Idsall School & of course Shifnal Town Football Club. Shifnal's communications are also extremely useful with Shifnal train station providing direct services to Shrewsbury, Telford, Birmingham and beyond, and with the M54 motorway within a few minutes' drive, easing fast access to the entire motorway network. Viewing is highly recommended to appreciate this most individual property, being a superb example of a first class family home!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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**Entrance Hall:** Composite front door with double glazed leaded opaque windows, radiator, coved ceiling, oak stripped flooring and U-Shaped staircase to first floor. **Guest Cloakroom:** Fitted with a white low level WC & vanity unit, wall light points and double glazed leaded opaque window to front.

**Living Room: x 16'8" (5.09m max) x 13'1" (3.98m)**

Marble style fireplace & hearth with decorative surround & coal effect electric fire, radiator, coved ceiling, two sets of internal double doors and double glazed leaded bay window to front. **Home Office/ Playroom: 7'6" (2.28m) x 8'1" (2.46m)**  
Radiator, coved ceiling and double glazed French doors to rear.

**Sitting Room: 8'4" (2.55m) x 13'1" (3.99m)**

Radiator, built in storage under stairs, tiled flooring and double glazed French doors to rear garden.

**Dining Room: 16'3" (4.96m) x 9ft (2.74m)**

Feature brick fireplace with tiled hearth & matching shelving, radiator, coved ceiling and double glazed leaded window to front.

**Breakfast Kitchen: 23'4" (7.11m max) x 10'8" (3.26m)**

Fitted with a bespoke suite of matching farmhouse style units, comprising an extensive range of built in base cupboards, drawers & suspended wall cupboards, matching laminate worktops with stainless steel 1½ drainer sink unit including mixer tap, plumbing for washing machine & dishwasher, built in appliances include 5-ring gas hob with extractor hood over, double oven with combination grill/oven above, radiator, recessed ceiling spotlights, coved & beamed ceiling, stone tiled flooring and double glazed leaded window to front with matching double glazed windows to rear & side. **Utility: 6'2" (1.88m) x 6'4" (1.94m)**

Built in boiler cupboard housing wall mounted Worcester Bosch gas fired central heating boiler, a number of suspended wall cupboards & base cupboards, tiled flooring and PVC double glazed door to rear garden.

**First Floor Landing:** Radiator, coved ceiling, loft hatch and double glazed opaque window to rear.

**Bedroom One: 19'10" (6.04m) x 16'1" (4.91m max)**

Fitted with an extensive suite of built in furniture including twin double wardrobes, fitted drawers & dressing area, two radiators, loft hatch, double glazed window to rear and double glazed leaded windows to front. **Ensuite Shower Room: 5'6" (1.67m) x 8'4" (2.53m)** Fitted with a luxury white suite comprising corner shower enclosure with chrome handheld spray, vanity unit with storage, low level WC, chrome heated towel rail, wall mounted backlit mirror, tiled walls, extractor fan, tiled effect vinyl flooring and double glazed opaque window to rear.

**Bedroom Two: 14'1" (4.29m) x 9'10" (3.00m)**

Built in twin double wardrobes with custom made shelving unit, radiator, coved ceiling and double glazed leaded window to front.

**Bedroom Three: 11'1" (3.38m) x 9'9" (2.98m)**

Fitted with a range of wardrobes, overhead stores & drawers, radiator, coved ceiling and double glazed leaded window to front. **Ensuite Bathroom: x 9'8" (2.94m) x 8'11" (2.73m)** Fitted with a white suite comprising P-Shaped panelled bath with chrome handheld spray & side screen, low level WC, vanity unit, part tiled walls, chrome heated towel rail, built in airing cupboard housing hot water tank, coved ceiling, tiled effect vinyl flooring and double glazed opaque window to rear.

**Bedroom Four: 6'7" (2.00m) x 9'10" (2.99m)**

Radiator, coved ceiling and double glazed leaded window to front.

**Bedroom Five/ Study: 5'7" (1.69m) x 8'2" (2.48m)**

Radiator, coved ceiling and double glazed window to rear.

**Bathroom: 5'6" (1.67m) x 9'1" (2.77m)**

Fitted with a white suite comprising P-Shaped panelled bath with chrome handheld shower spray & side screen, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled walls with matching flooring and double glazed opaque window to rear.

**Double Garage: 17'3" (5.27m) x 20'1" (6.12m)**

Remote controlled 'Up & Over' garage door, power, lighting, workshop area and double glazed windows to rear with matching PVC door to garden.

**East Facing Rear Garden:** Extensively landscaped with paved & gravelled pathways, centre shaped lawn, fully stocked flowering borders with a variety of shrubs & trees, raised paved terrace to side, exterior lighting, gated side entry and surrounding fencing.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.









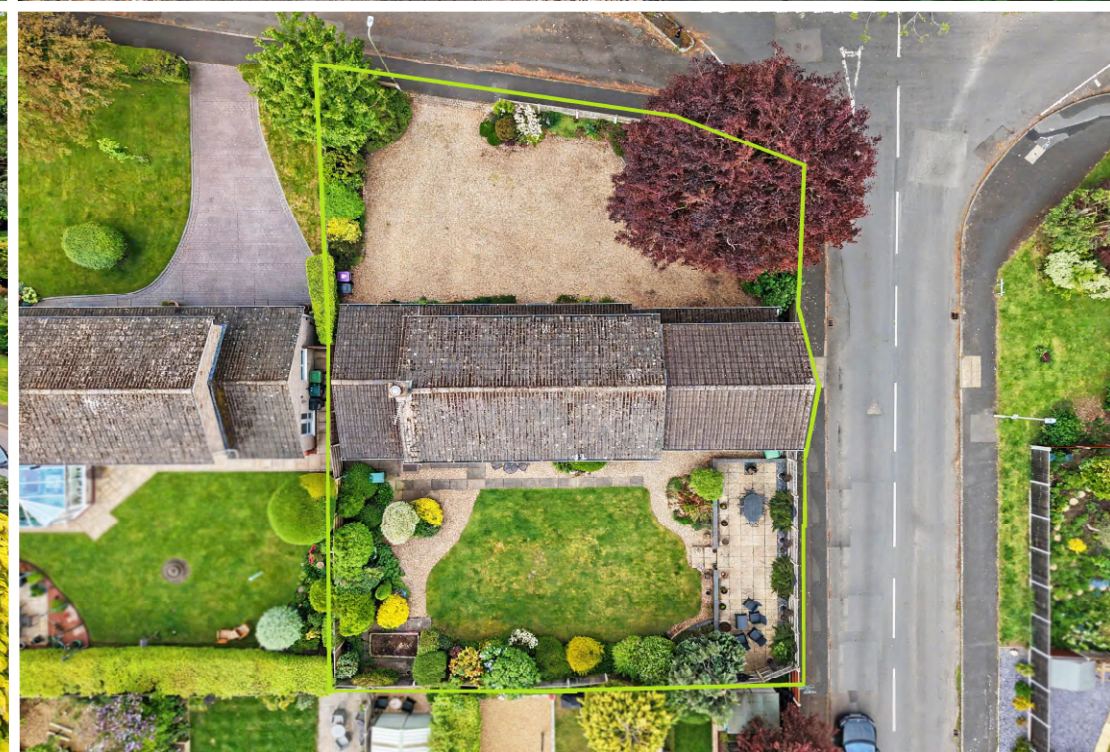


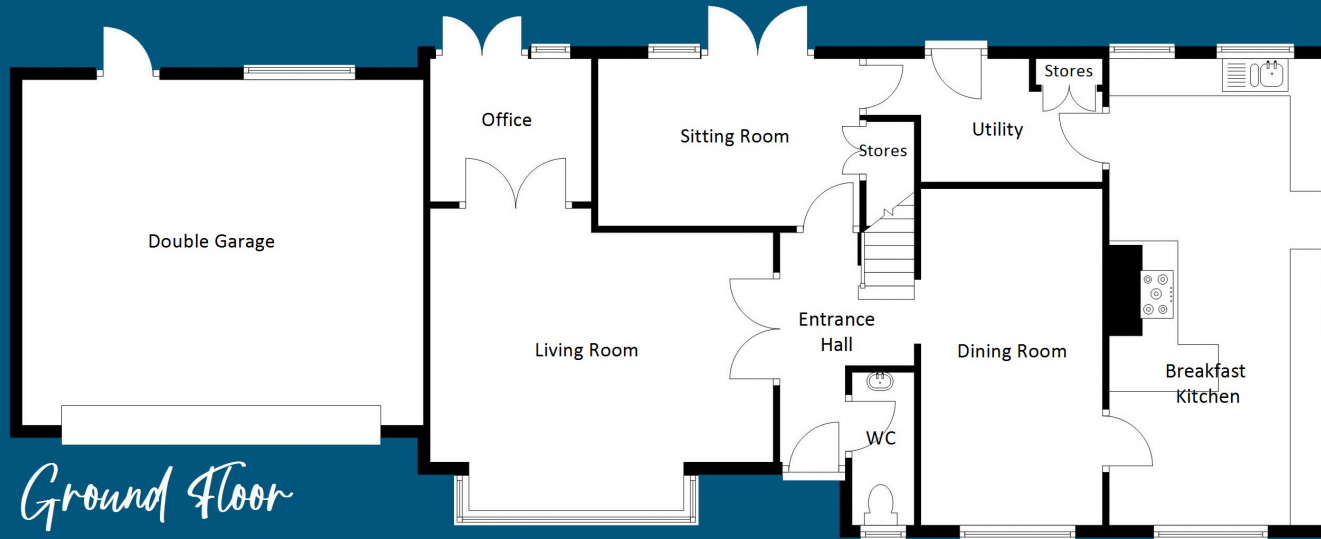






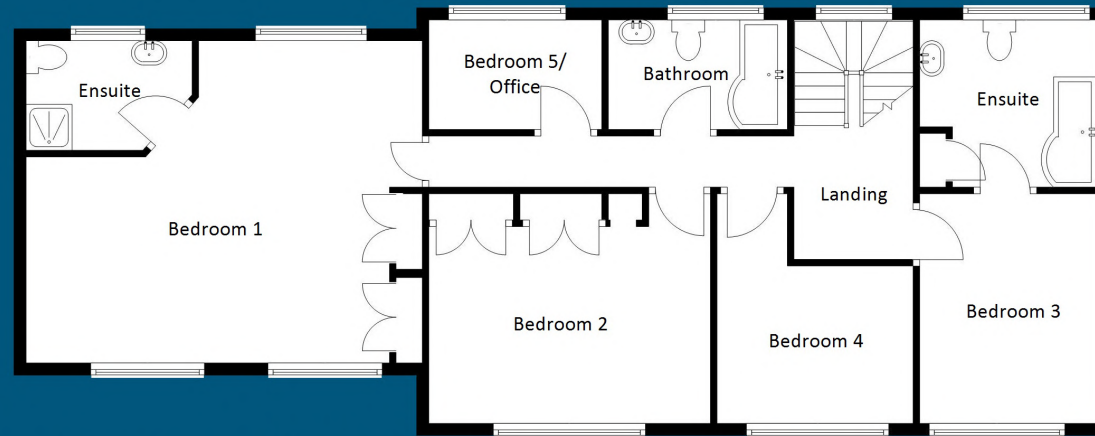






*Ground Floor*

Approx. 1314.9sq feet (122.2sq metres)



*First Floor*

Approx. 1014.6sq feet (94.3sq metres)

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**Total Floor Area: 2,346.3sq feet (218.0sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only  
– Not to scale position & size of doors, windows, appliances and other features are approximate

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.

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