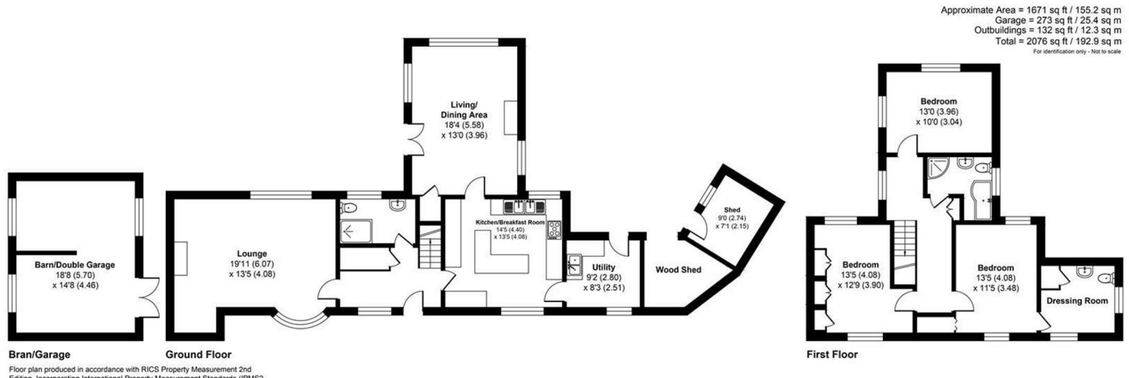
FOR SALE

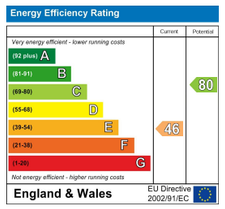
The Old Smithy Rowton, Rowton, Telford, Shropshire, TF6 6QY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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Energy Performance Rating



Halls 1845

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Telford Sales
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FOR SALE

Offers in the region of £500,000

The Old Smithy Rowton, Rowton, Telford, Shropshire, TF6 6QY

A characterful former smithy offering generous and versatile family accommodation in a peaceful countryside setting.
Three double bedrooms, two inviting reception rooms with log-burning stoves and a delightful breakfast kitchen.
Beautiful enclosed gardens with patios, established planting, greenhouses and a potting shed.
Original barn/garage with excellent storage, plus solar panels and battery storage.







FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s











- **Solar Panels with Storage Battery**
- **Far Infrared Electric Heating System**
- **Period Features Throughout**
- **Two Reception Rooms**
- **Generous 1/4 Acre Plot**
- **Versatile Garage/Workshop**

DESCRIPTION

The Old Smithy is a wonderfully characterful home that combines the charm and individuality of its historic origins with the practicality of modern family living. Originally the Blacksmith's Stables, the property offers generous and versatile accommodation, with some lovely original features alongside a range of contemporary comforts.

At the heart of the home is the original smithy, now a large and inviting sitting room with exposed beams and a log-burning stove, creating a particularly atmospheric space in which to relax. There is also a delightful breakfast kitchen, while the generous living/dining room provides an excellent setting for both everyday family life and entertaining, with a second log-burning stove and French doors opening directly onto the gardens. A useful utility room and modern shower room complete the ground floor.

Upstairs, the principal bedroom benefits from its own WC and dressing area, while two further double bedrooms provide plenty of space for family or guests. The three bedrooms are served by a family bathroom.

Outside, the rear garden is a real highlight and offers a wonderful balance of lawn, seating and planting. The generous enclosed lawn is complemented by two separate patio areas, creating plenty of options for outdoor dining and entertaining during the warmer months. Pathways wind through raised planting beds and established fruit trees towards the front entrance, while keen gardeners will appreciate the two greenhouses, potting shed and integrated watering system.

Adding further versatility is the original barn/garage, which provides an impressive amount of storage and practical space. Fully equipped with power, lighting, windows, double side doors and a Velux roof window, it offers plenty of potential for a variety of uses. It also houses the property's solar panel system and battery storage.

The Old Smithy is a rare and appealing home where period character, generous accommodation and modern energy efficiency come together in a peaceful countryside setting. With two log-burning stoves, modern electric heating, solar panels with battery storage and a garden that will undoubtedly appeal to keen gardeners and those who love outdoor entertaining, this is a home that really needs to be seen to appreciate everything it has to offer.

LOCATION

Rowton offers the best of both worlds, with a peaceful countryside setting surrounded by attractive Shropshire scenery, while remaining within easy reach of the everyday amenities found in nearby villages and Telford. The surrounding area is ideal for those who enjoy walking, cycling and making the most of the outdoors, with an abundance of rural lanes and open countryside to explore. Wellington, Shrewsbury and Telford are all accessible by road, while the nearby A5 and M54 provide convenient links further afield.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

SITTING/DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

DRESSING ROOM/W.C.

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNAL

GARAGE/WORKSHOP

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: F

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.