



**Lilyhurst Cottage Lilyhurst Road,
Sheriffhales,
TF11 8RJ**

OIRO £849,950

Lilyhurst Cottage, originally built in approximately 1872, is a charming three/four-bedroom period cottage set within approximately half an acre of grounds. Rich in character, the property features exposed beams throughout, adding warmth and traditional appeal. The cottage benefits from a private driveway providing ample parking, together with an oak frame double open garage and a workshop with a mezzanine floor above, offering useful additional storage or workspace.

To the rear, the cottage boasts a large and pleasant garden, ideal for relaxing, gardening, or outdoor entertaining, while the front of the property enjoys attractive countryside views that enhance its peaceful rural setting.

An open oak framed porch featuring a step and a tiled floor. The cottage offers a thoughtfully designed and spacious ground floor layout. The accommodation begins with an inviting entrance hallway featuring an oak staircase leading to the first floor. The stylish kitchen includes a dining area and leads through to a practical utility room and cloakroom. From the kitchen diner, you enter a cosy snug complete with a multi-fuel burner, creating a warm and comfortable living space.

The property also features a spacious lounge with oak flooring and a multi-fuel burner, providing an ideal room for relaxing and entertaining. The lounge flows through to the bright garden room, which enjoys views over the rear garden and features double French doors opening directly onto the garden. From the garden room, a separate oak staircase leads to a double bedroom overlooking the rear garden with its own en-suite. This area offers excellent potential as guest accommodation, a private suite, or a separate living space.

Upstairs, a generous landing leads to an impressive master bedroom, which was previously two separate bedrooms and could easily be reinstated if desired. A further double bedroom enjoys attractive countryside views and benefits from its own en-suite bathroom. In addition, there is a separate family bathroom featuring a freestanding bathtub.

The property enjoys a large and pleasant rear garden, mainly a laid lawn and complemented by a variety of well-stocked planted borders and a variety of fruit trees. With attractive raised planted sleeper beds. A spacious decking area with an oak framed veranda sits directly outside the garden room, with a further raised patio area provides an ideal space for outdoor dining and entertaining.

The garden is enclosed by hedged boundaries, Towards the rear of the garden there is a garden shed and a separate potting shed. The garden is equipped with external power points and features a charming planted rockery with a water feature, as well as a dedicated wood store.

The front garden is predominantly laid to lawn, with well-maintained planted borders and a central feature bed adding visual interest. and a hedged boundary. To the left of the double-gated entrance, there is an additional area of lawn with a planted border of shrubs and trees, complemented by cleft fencing for added character.

The front of the cottage is beautifully adorned with climbing Wisteria and grape vines, adding to its charm and character.

Practical features include three external water taps, security lighting, and subtle under-lighting beneath the porch and utility roof. Further planted borders and a delightful courtyard outside the rear entrance door, while a side pathway with a gated entrance provides easy and convenient access to the front garden.

Sheriffhales is a charming village located between the market towns of Newport and Shifnal. The local primary school boasts an Outstanding Ofsted report. The surrounding area offers a variety of pubs, eateries, independent shops, and supermarkets, with Newport also featuring a Waitrose store.

Nearby, Telford Town Centre provides an extensive selection of retail outlets, restaurants, pubs, and leisure facilities. The A5 offers convenient commuter links to Cannock, the M6, and Shrewsbury, while Telford train station provides regular services to Wolverhampton, Birmingham, and onward to London Euston.

OPEN PORCHWAY

An oak framed open porchway with a tiled floor and lighting.



ENTRANCE HALLWAY

An oak front door opens into the entrance hallway, featuring a tiled floor and a storage cupboard beneath the stairs.



LOUNGE

16'4" x 13'2" (4.99 x 4.03)

Featuring oak flooring, exposed ceiling beams, and an inset multi-fuel burner with oak French doors which open onto the side courtyard and a window overlooking the front garden.



SNUG

10'9" x 8'10" (3.29 x 2.71)

Overlooking the front garden, with exposed ceiling beams, an inset multi-fuel burner, and tiled flooring.



KITCHEN DINER

13'8" x 13'1" (4.17 x 4.0)

With a range of cream base and wall units, including display wall units with under lighting, beech worktops, and a Belfast sink. Features include inset spotlights, an integrated fridge and freezer, and a Rayburn that provides hot water and heating. Dual-aspect windows overlook both the front and side gardens.



UTILITY

French grey base units with spaces for a washing machine and tumble dryer, complemented by a pulley clothes airer. The room also features a tiled floor, an oak stable-style external door opening to the courtyard garden, loft storage space, and a window.



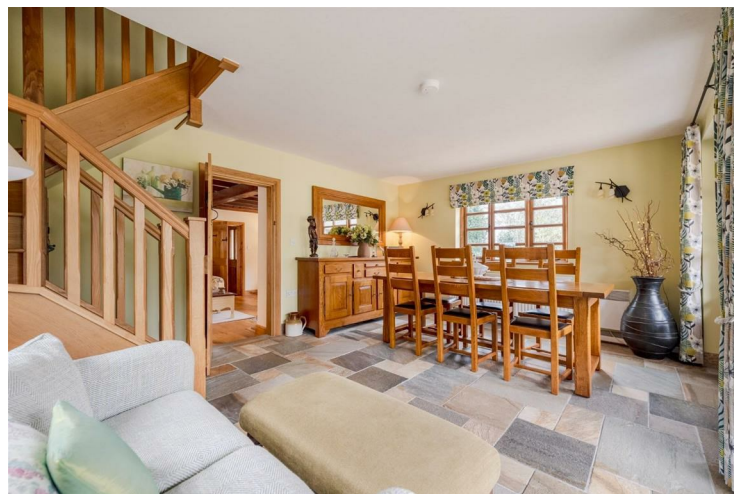
CLOAKROOM

A low level W.C and a tiled floor.

GARDEN ROOM / DINING ROOM

16'4" x 12'2" (4.99 x 3.73)

Featuring oak double French doors opening onto the rear garden and a stone tiled floor. Outside, a generous decking area with an oak framed veranda provides an ideal space to enjoy the garden.



FIRST FLOOR

An oak banister and stairs lead to the first floor enhanced by two Velux windows.



BEDROOM ONE

16'4" x 13'2" (4.99 x 4.03)

A spacious bedroom with exposed ceiling and wall beams, solid oak flooring, and dual-aspect windows. Originally designed as two separate bedrooms, the space could easily be converted back if required.



BEDROOM TWO

13'7" x 8'11" (4.15 x 2.73)

Stairs from the landing area, which has a storage cupboard, lead to Bedroom Two, a double bedroom with dual-aspect windows, countryside views, and solid oak flooring.



ENSUITE

A single shower enclosure with a chrome electric shower, a feature freestanding wash basin set on a wooden display and storage table, a low-level W.C., and a heated chrome towel radiator. Also featuring a Velux window, Karndean flooring and an extractor fan.



BATHROOM

With a bathtub, pedestal wash basin, and low-level W.C. the bathroom features partially panelled walls. There is also an airing cupboard, inset spotlights, and countryside views.



FIRST FLOOR ABOVE GARDEN ROOM

BEDROOM THREE

12'2" x 10'3" (3.73 x 3.13)

A double bedroom featuring a solid oak floor and dual aspect windows overlooking the rear garden.



EN SUITE

A single shower enclosure with a chrome electric shower, a pedestal wash basin and a low-level W.C., with a tiled floor and extractor fan.



FRONT GARDEN

The property is accessed through double wooden gates onto a gravelled driveway with parking for several cars. To the right of the gates, a hedged boundary encloses a lawn with a planted border, featuring a central rockery adorned with a variety of flowers. To the left of the gates, a lawn is bordered by mature shrubs and plants, edged with cleft fencing. Complete with a front garden tap and sensor lighting that gently surrounds the cottage.



REAR GARDEN

Wooden sleeper planters are stocked with seasonal plants leading to a laid lawn area, separated by cleft fencing. Further planted borders with mature plants and shrubs, a hedgeway border, a planted rockery with a water feature. An archway leads to compost bins along with a garden shed and a potting shed.



OPEN DOUBLE GARAGE

18'1" x 17'9" (5.52 x 5.42)

A double oak framed open garage.



WORKSHOP

18'1" x 17'9" (5.52 x 5.42)

A large oak framed workshop area with Mezzanine above.



AGENTS' NOTES:

EPC RATING: TBC a copy is available upon request.

SERVICES: We are advised that mains water, electricity and septic tank drainage are available. The property is heated by oil fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band F (currently £for the year 2025/2026).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 700mbps

Mobile Signal/Coverage Indoors: EE Limited, O2 Limited, Three Limited, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport office, High Street, Newport TF10 7AQ Place, on 01952 811003 or email us at newport@davieswhiteperry.co.uk.

DIRECTIONS: From our offices in Newport continue onto Upper Bar, turn right onto Wellington Road at the roundabout take the third exit onto Wellington Road at the round about take the third exit onto Wellington Road A518 at the round about take the second exit and stay on Wellington Road A518 turn left onto Wellington Road and turn left onto Lilyhurst Road. The cottage is on the left hand side and can be identified with a for sale board,

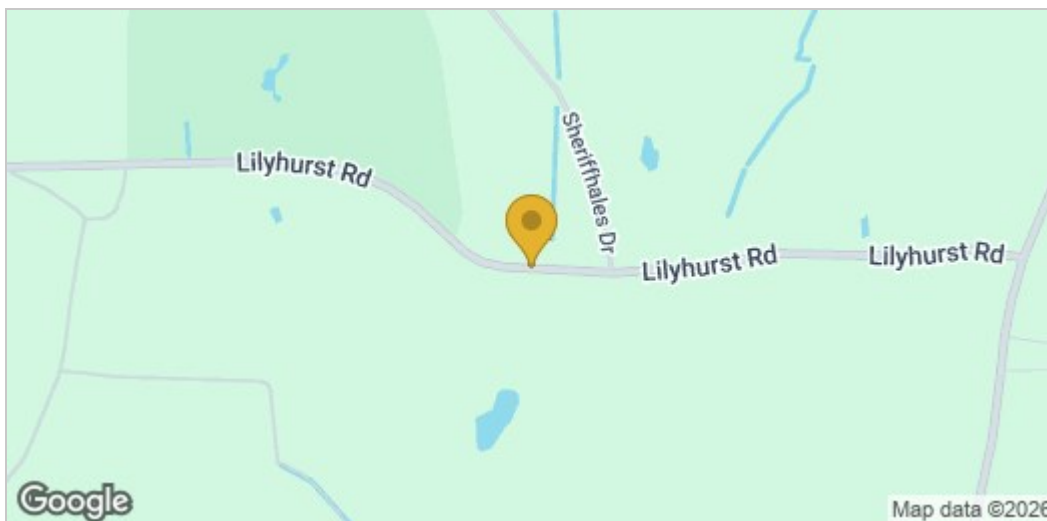


Total area: approx. 149.4 sq. metres (1607.7 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.

Plan produced using PlanUp.

5 Lilyhurst, Shifnal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.