Blythbury Farmhouse Cottage, Shifnal, Shropshire, TF11 9PQ

BERRIMAN
EATON

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Originally part of the Farmhouse, the Cottage was converted into a separate residential dwelling in 2020 and now offers three-bedroom accommodation with open plan living. It retains much of its original character and benefits from surrounding private gardens and a large driveway. NO ONWARD CHAIN.
Shifnal - 3miles, Albrighton - 7 miles, Telford - 5 miles, Shrewsbury - 17 miles, Wolverhampton - 15 miles, Bridgnorth - 13 miles,, Birmingham - 31 miles.
(All distances are approximate).

LOCATION

Blythbury Farmhouse Cottage is part of an exclusive development, discreetly positioned at the end of a long private drive, yet ideally located within easy reach of both Shifnal and Telford. Telford Town Centre is readily accessible and offers an excellent range of amenities, while the popular market town of Shifnal provides a wide variety of shopping and leisure facilities, including a full range of shops, a post office, pubs and restaurants. The area benefits from regular bus services and convenient rail connections from both Shifnal and Telford stations. There is also a good selection of independent and state schools nearby, and road communications are excellent, with Junction 4 of the M54 providing easy access to Telford, Birmingham and the wider West Midlands.

ACCOMMODATION

On entering the cottage a hallway leads through to a spacious open plan dining kitchen, full of character with its tiled floor, exposed beams and feature fireplace. The kitchen is fitted with matching base units and worktops, incorporating a sink unit, oven, and hob, with space for additional appliances. An understairs cupboard provides further storage, and a rear door opens directly onto the garden. Also accessed from the hallway are a guest cloakroom/WC, a cellar, and a useful utility room with a traditional quarry tiled floor.

Adjoining the kitchen is a snug/sitting room, featuring double doors that open out to the garden, creating an ideal space for relaxed living or working from home. The main lounge offers much character, with quarry tiled flooring, exposed beams, and brickwork, and enjoys pleasant garden views. Stairs lead off to the first floor bedrooms.

To the first floor, the principal double bedroom benefits from views to the rear, a built-in wardrobe, and an en-suite shower room. There are two further bedrooms, both served by a Jack and Jill bathroom fitted with a WC, hand basin, heated towel rail, and a corner bath with shower attachment.

OUTSIDE

The cottage is set back behind a generous gravelled frontage, providing excellent off road parking and a lawned garden enclosed by mature hedging. To the rear, the garden is predominantly laid to lawn, enjoying a good degree of privacy, with a decked terrace extending from the kitchen.

SERVICES

We are advised by our client that mains water and electricity are connected. LPG central heating and shared private drainage. Verification should be obtained from your surveyor.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. The long shared access is owned by Lord Stafford and we are advised there is no service charge payable.

COUNCIL TAX

Shropshire Council.
www.gov.uk/council-tax-bands

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the Bridgnorth Office.

DIRECTIONS

From Shifnal centre proceed along Victoria Road towards the roundabout. Continue straight over taking the 2nd exit on to the Priorslee Road. Proceed for approximately 1.3 miles where the entrance to Blythbury Farmhouse can be found on the left-hand side identified by our for sale board. Follow the private drive for approximately 0.7 miles where Blythbury Farmhouse Cottage is located first on the left-hand side.

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Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£325,000

EPC:

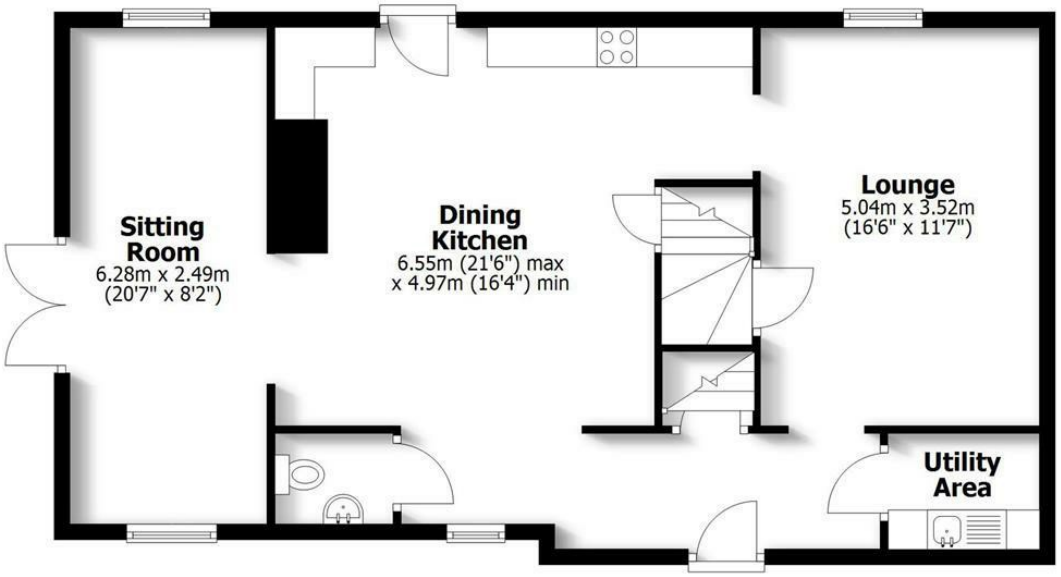
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

BLYTHBURY FARMHOUSE COTTAGE

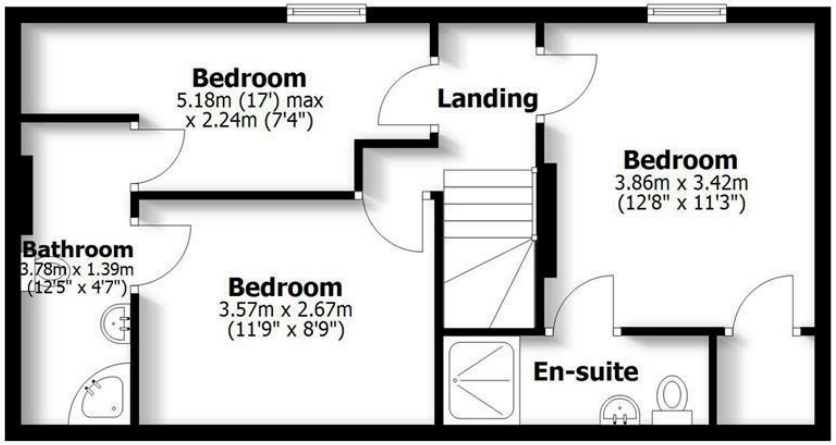
SHIFNAL

TOTAL: 129.9sq.m. 1,398.1sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor