

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: £625,000

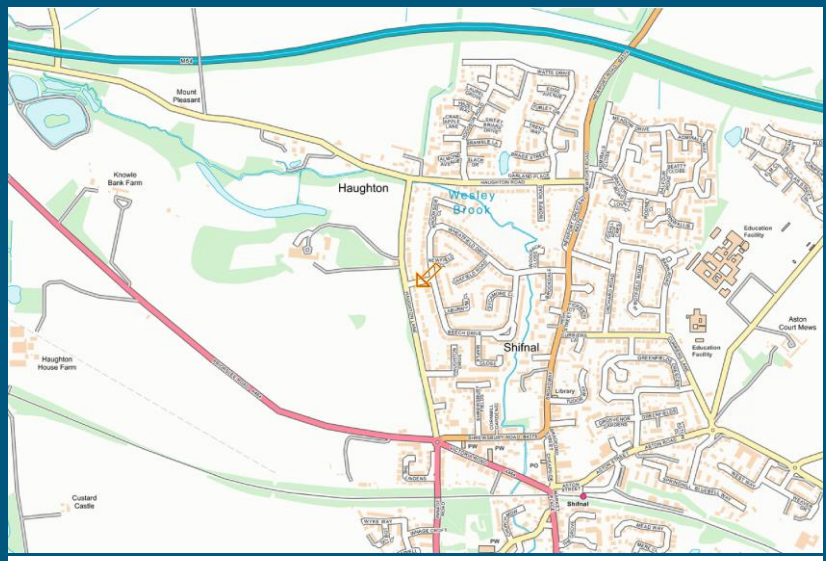
Tenure: Freehold
Council Tax: Band F - Shropshire
EPC Rating: D (61) No: 2638-3061-7204-7736-7204
Total Floor Area: 2,346.3sq feet (218.0sq metres) Approx.
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows three of four main providers having variable coverage indoor and all four have good coverage outdoor.

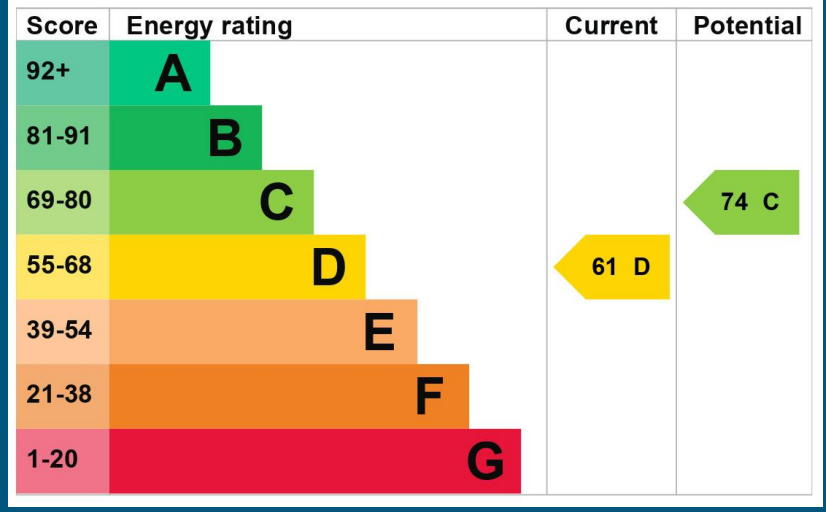
Set within one of Shifnal's most sought-after residential locations, this exceptional detached family home occupies a prominent corner plot and enjoys delightful views across neighbouring woodland and open countryside. Extensively enlarged and beautifully reimagined by the current owners, Helsingfors seamlessly combines the charm and character of a period residence with the comfort, style and practicality expected of modern family living.

Having undergone a comprehensive programme of improvement with meticulous attention to detail throughout, the property offers an impressive 2,346 sq. ft. of versatile accommodation. Character features and quality finishes are evident at every turn, creating an elegant yet welcoming home perfectly suited to both everyday family life and entertaining. The accommodation is arranged around a spacious reception hall with guest cloakroom, leading to a generous 17ft living room with double doors opening into a versatile home office or playroom. Further reception space includes an inviting sitting room and a substantial formal dining room. The heart of the home is undoubtedly the bespoke breakfast kitchen, thoughtfully designed to provide an excellent social and entertaining space, complemented by a separate utility room and rear lobby. A striking U-shaped staircase rises to the first-floor landing, where four spacious double bedrooms are served by two en-suite shower rooms and a luxurious family bathroom. An additional study offers flexibility as a fifth bedroom if required. Approached via a large gravel driveway, the property provides ample parking for numerous vehicles and leads to a double-width garage with remote-controlled doors. The beautifully landscaped east-facing rear garden is a particular highlight, thoughtfully designed with established planting, mature borders and private seating areas, creating an idyllic setting for outdoor entertaining, summer gatherings and relaxed family enjoyment.

Despite its wonderfully secluded setting, Haughton Lane remains conveniently positioned within easy reach of Shifnal's excellent range of amenities, including independent shops, cafés, restaurants, local parks, Haughton Hall & Leisure Club and the highly regarded Idsall School. Shifnal railway station provides direct links to Shrewsbury, Telford, Birmingham and beyond, whilst the nearby M54 offers excellent connectivity to the wider motorway network.

A rare opportunity to acquire a substantial and beautifully appointed family residence in one of Shifnal's most desirable locations. Viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.





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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.
















SHIFNAL
SHROPSHIRE, UK









































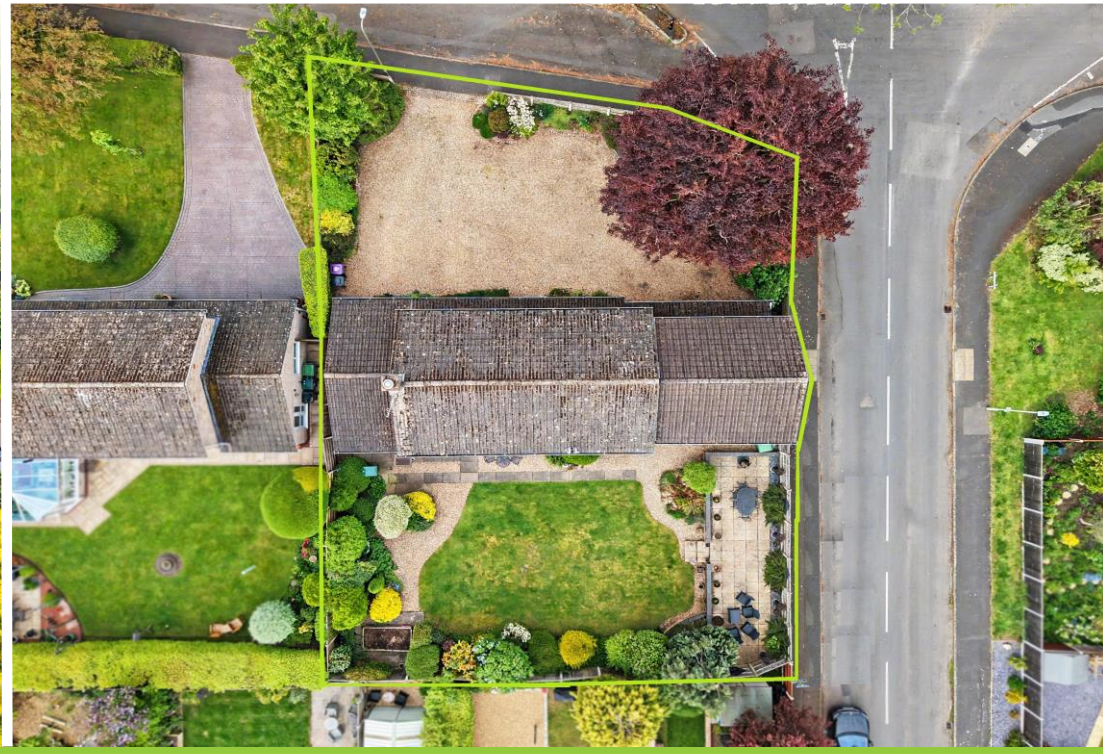










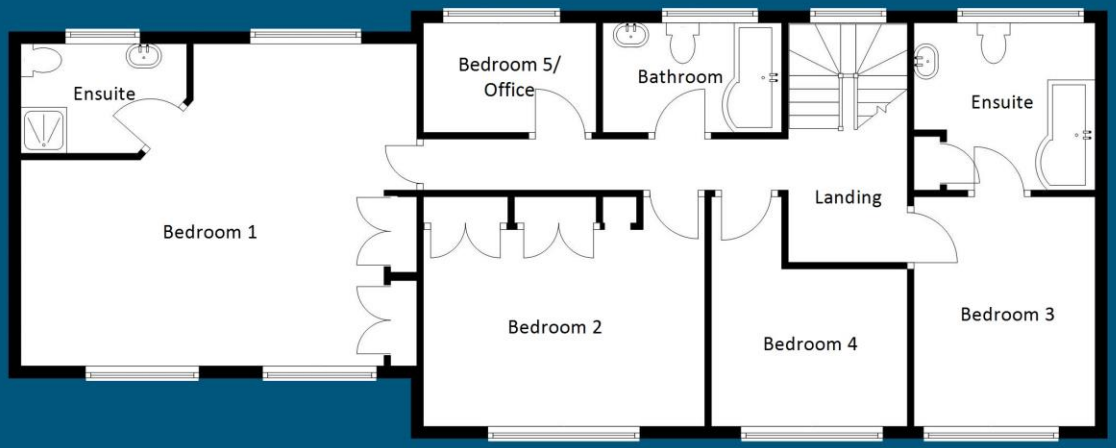


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Ground Floor

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

PROPERTY MISDESCRIPTION ACT 1991

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

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