



**The Old Wharf ,
Shebdon,
ST20 0PY**

OIRO £775,000

The Old Wharf, dating back to 1832 and set within approximately 0.92 acres, has been thoughtfully renovated to an exceptional standard, seamlessly blending period charm with modern living. The property features A rated double-glazed sash windows, is extremely well insulated throughout, and an impressive bespoke kitchen complete with premium Blum cabinetry, Brazilian granite worktops, a generous breakfast bar, porcelain floor tiles, and integrated appliances including two Smeg double ovens and grills, induction hob, and Neff dishwasher.

The ground floor offers beautifully presented accommodation with oak flooring, oak internal doors, underfloor heating, and zoned temperature and lighting controls for enhanced comfort and efficiency. There are three reception rooms, each full of character, including striking inglenook fireplaces with wood-burning stoves,. The dining room has oak bifold doors, the lounge has double French doors alongside a spacious entrance hallway with bespoke oak glass panelled staircase, a utility room, shower room, extensive storage, and a large pantry. The hallway gives access to a large basement cellar providing additional storage space.

To the first floor are four spacious double bedrooms. The principal bedroom benefits from a walk-in wardrobe and a large en-suite bathroom, while the remaining three bedrooms each feature their own en-suite facilities. Three of the bedrooms enjoy far-reaching countryside views, including views towards the Wrekin.

Outside, the property boasts a delightful and generously sized rear garden with a substantial block-paved patio and well-maintained lawn, ideal for outdoor entertaining and family enjoyment. Opposite the property is a fenced paddock with electric gated access leading to extensive parking for multiple vehicles, along with two useful storage sheds. Enjoying picturesque countryside surroundings and situated close to the Shropshire Union Canal, The Old Wharf offers a rare opportunity to acquire a beautifully restored period home in an idyllic setting.

The Old Wharf is located in the hamlet of Shebdon, which is only a few minutes' drive to the nearby towns of Newport and Eccleshall.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The property is within easy commuting distance of Telford (10 miles), Stafford (12 miles) and Shrewsbury (22 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (13 miles).

KITCHEN BREAKFAST ROOM

27'3" x 12'7" (8.33 x 3.86)

An impressive kitchen breakfast room featuring a high-quality fitted kitchen by Blum, with a range of base and wall units

complemented by Brazilian granite worktops and under-cabinet lighting. Integrated appliances include two Smeg double ovens and grills, a five-ring induction hob, and a Neff integrated dishwasher and space to accommodate an American style fridge freezer.

A delightful breakfast bar with feature lighting creates an ideal casual dining space, while multiple aspect windows provide lovely views over the surrounding countryside. The room is finished with porcelain floor tiles and benefits from underfloor heating, which extends throughout the entire ground floor with individual room zone controls, alongside separately controlled lighting and inset LED spotlights.

A large pantry with oak sliding barn door offers additional practical storage.



UTILITY ROOM

12'7" x 9'8" (3.86 x 2.97)

Upon entering, there is motion-sensor lighting and matching base and wall units, along with a Butler sink and recessed spaces for both a washing machine and tumble dryer. Access to the boiler room and additional storage cupboard is also here and a further doorway leads through to the shower room. And access to a spacious storage loft is also gained from this room.



SHOWER ROOM

8'0" x 6'0" (2.46 x 1.85)

Featuring a double shower enclosure with chrome shower fittings and a feature splashback wall. A large vanity wash basin provides useful storage drawers below, complemented by a vanity low-level WC. The room is finished with inset spotlights and an extractor fan.



HALLWAY

A spacious hallway providing access to all principal ground floor reception rooms, featuring an inglenook fireplace with a double-sided log-burning stove and oak flooring. An impressive oak and glass staircase adds a striking focal point, while a hatch beneath the stairway provides access to the cellar.



SNUG/ STUDY

12'5" x 12'4" (3.79 x 3.77)

Adjacent to the front door is the Snug/Study which offers a Limestone fire place with an inset multi fuel stove and wooden flooring.



LOUNGE

26'4" x 12'11" (8.05 x 3.95)

Featuring a double-sided inglenook fireplace with a wood-burning stove, oak flooring, and a decorative panelled wall with a concealed storage cupboard. Double French doors open directly onto the rear patio and garden, creating an ideal connection between indoor and outdoor living.



DINING ROOM

15'8" x 12'8" (4.79 x 3.88)

Featuring oak bi-fold doors, allowing heat from the wood-burning stove to flow through into the dining room, complemented by wooden flooring throughout.

FIRST FLOOR

The first floor is heated via radiators in each room. All rooms are accessed from a central landing area.



MASTER BEDROOM

16'4" x 11'5" (4.98 x 3.50)

With double-aspect windows offering spectacular views over the surrounding countryside, including views of The Wrekin. A doorway provides the potential with planning permission granted, to create a large balcony and outdoor seating area to further enjoy the outstanding outlook.



WALKI-N WARDROBE

12'6" x 4'9" (3.83 x 1.47)

A doorway from the master bedroom leads into the walk-in wardrobe, which provides ample hanging space, shelving and drawers.



ENSUITE

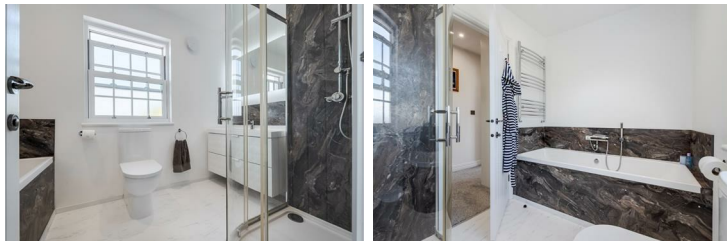
A double shower enclosure and double vanity washbasin with drawers and a low level W,C. With a LED landscape mirror above the vanity wash basin and a fitted built in floor length mirrored cupboard



ENSUITE

12'6" x 7'10" (3.83 x 2.39)

A double corner shower enclosure with chrome fittings and a feature shower wall. There is also a panelled bath with chrome taps, along with a large double vanity wash basin with storage drawers below and a landscape LED illuminated mirror above, and a low level W.C. The room is further enhanced by a chrome heated towel radiator and inset LED spotlights.



BEDROOM THREE

11'5" x 10'6" (3.49 x 3.22)

A third double bedroom positioned on the east side of the property, featuring fitted wardrobes with additional overhead storage cupboards and a separate heated airing cupboard.



BEDROOM TWO

12'3" x 11'5" (3.74 x 3.49)

A large double bedroom overlooking the rear garden, and has triple built in wardrobe.

ENSUITE

A double shower enclosure with chrome shower fittings and panelled splashback, complemented by a slate vanity wash basin with storage beneath and a low-level WC. The room also benefits from a full-height fitted storage cabinet, a landscape LED mirror above the vanity unit, and inset spotlights.



BEDROOM FOUR

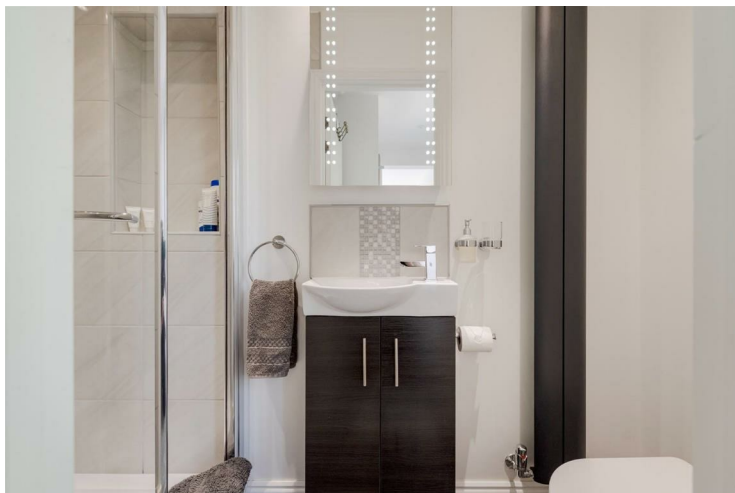
12'4" x 12'3" (3.77 x 3.75)

A fourth double bedroom enjoying attractive countryside views, including outlooks towards The Wrekin.



ENSUITE

A single fully tiled shower enclosure, vanity wash basin, and low-level WC, complemented by an Mistral radiator, inset spotlights, and an LED illuminated mirror.



REAR GARDEN

The rear garden features a generous block-paved patio area, ideal for relaxing and taking in the surrounding countryside.

There is a large lawned area with a mature fruit tree, enclosed by gated fencing, hedged boundaries, a stone wall, and other mature trees. The garden also benefits from timed external lighting.



PADDOCK

The fenced paddock includes two sheds and a log store, with potential use for keeping animals. Extensive hedgerows and fruit trees feature here.



PARKING

With electric gates offering parking for several vehicles and mains power for charging vehicles (low power).



AGENTS' NOTES:

EPC RATING: D 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 LPG 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, Stafford Borough Council, the Property is Band E or £2,789.55 the year

2026/2027).

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 26mbps

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

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

PARKING: Electric Gates Parking for Several Vehicles.

FLOOD RISK: Rivers & Seas – No risk

COASTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: No

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

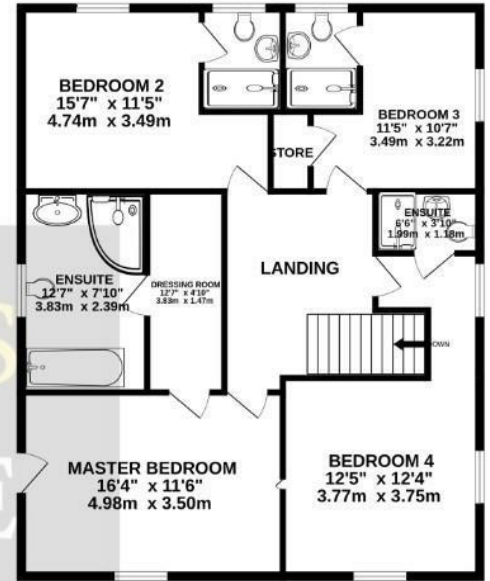
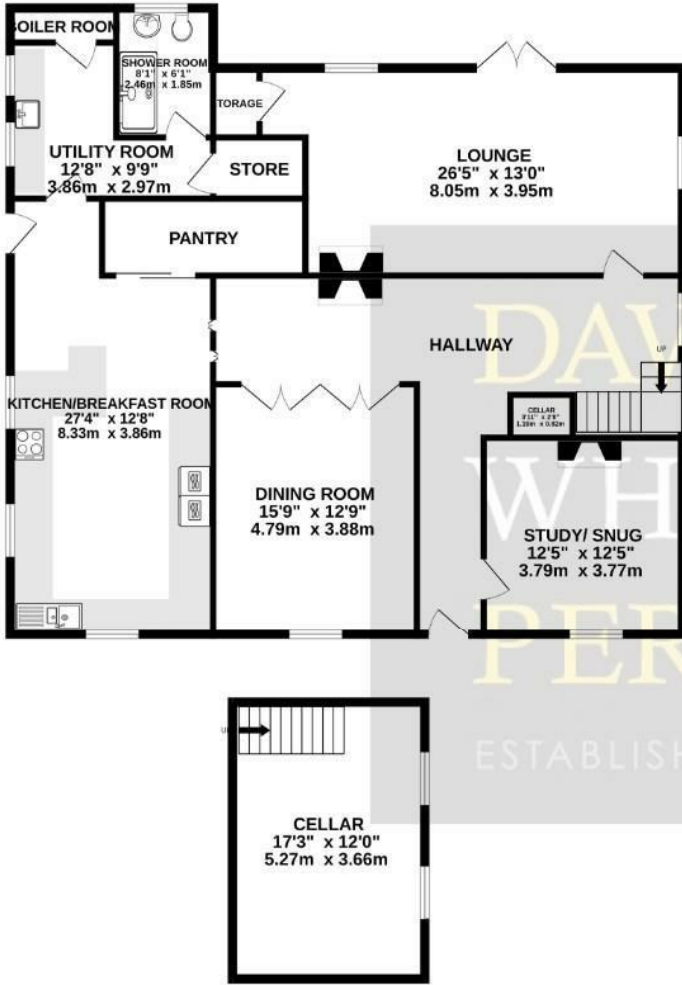
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our office in Newport High Street, head north on the high street, at the roundabout take the second exit onto Stafford Street. at the round about take the first exit onto Newport Bypass A41, At the round about take the third exit onto A519. Turn left onto Shay Lane, follow the road and the property is before the bridge and can be identified with a for sale board.

GROUND FLOOR
1725 sq.ft. (160.2 sq.m.) approx.

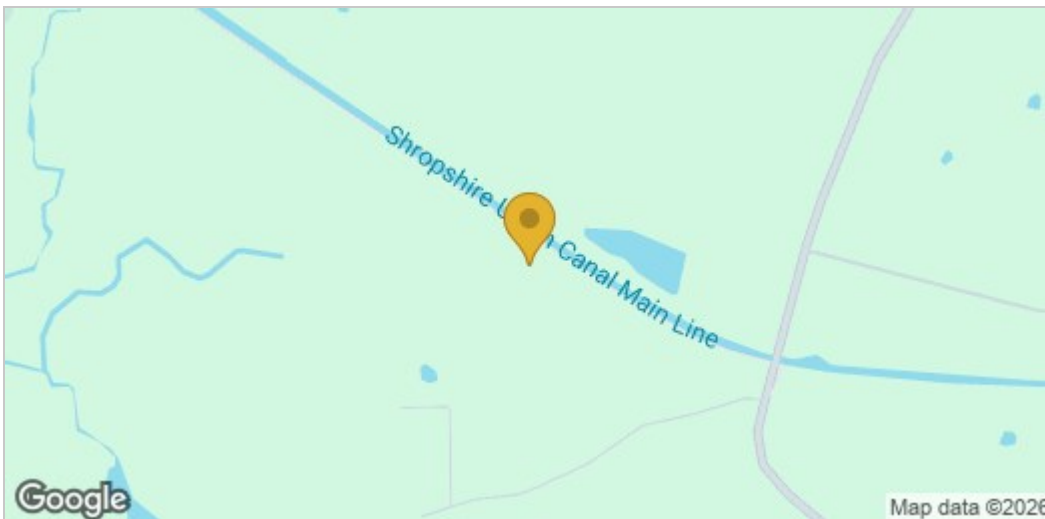
1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



DAVIES
WHITE
PERRY
ESTABLISHED 1806

TOTAL FLOOR AREA : 2741 sq.ft. (254.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	
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.