



VALLEYVIEW

WINNINGTON | HALFWAY HOUSE | SHREWSBURY | SY5 9DQ





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Welshpool 9.1 miles | Shrewsbury 11.6 miles | Telford 26.7 miles
(all mileages are approximate)

A DETACHED TIMBER BUNGALOW, OFFERING WELL PROPORTIONED
LIVING SPACE, SET WITH LARGE GARDENS IN A BEAUTIFUL RURAL
LOCATION.

Timber constructed bungalow
Good sized living environment
Scope for development (STPP)
Large gardens
Lovely rural location



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool Road and continue through the village of Halfway House. Having left the village, continue past the layby on the left hand side and take the first available left turn signposted Winnington. Follow this lane and the property will be found on the left hand side.

SITUATION

The property occupies a superb rural location being secluded yet having easy access to the main Welshpool/Shrewsbury road. From its position views are provided and offer a delightful outlook towards the Breidden hills. Local amenities can be found at the nearby villages of Halfway House and Middletown. More amenities can be found either at Welshpool or Shrewsbury with its comprehensive shopping centre, excellent range of restaurants together with social facilities and a rail service. Commuters will also find that easy access can be gained to the main A5 which links north to Oswestry or south east to the M54 motorway and thereon to Telford and the M6 motorway.

PROPERTY

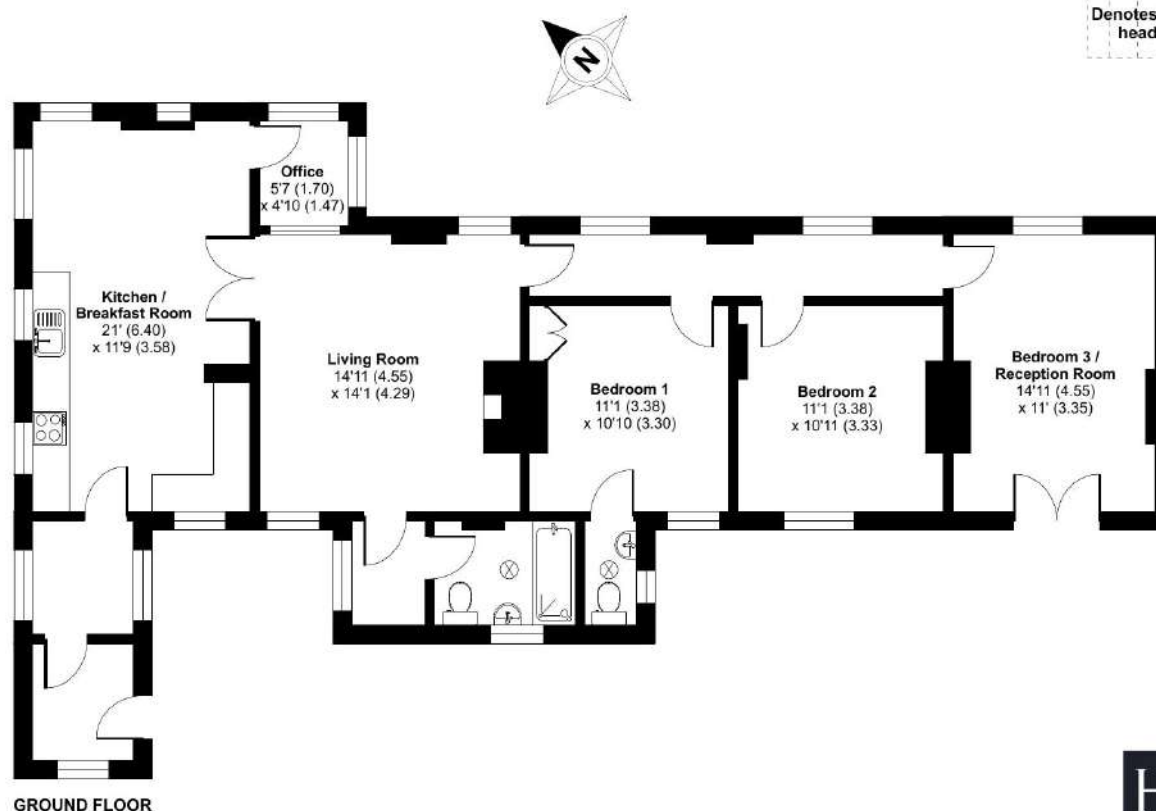
A detached timber bungalow enjoying a beautiful rural setting, with generous gardens, open countryside views and excellent scope for improvement and potential development, subject to the necessary planning consents.

Valleyview is an appealing detached timber bungalow set in a delightful rural location, enjoying a lovely outlook across open fields towards the hills beyond. The property offers well-proportioned accommodation throughout, together with substantial gardens and a range of outbuildings, providing an excellent opportunity for those seeking a home with space, character and considerable potential.

Approximate Area = 1190 sq ft / 110.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1516725



The accommodation is approached via a useful entrance porch, which leads into the kitchen/diner, fitted with a range of pine units and offering a pleasant space for everyday dining. The spacious living room provides a comfortable focal point to the home and features a charming log-burning stove.

There are three bedrooms, with bedroom one benefiting from its own en-suite washroom, in addition to a separate family bathroom.



OUTSIDE

Externally, the property is approached via a gravelled driveway providing ample parking, with established front gardens laid principally to lawn and complemented by mature herbaceous borders. To the rear, the gardens are particularly generous in size, featuring extensive flowing lawns, established borders and a variety of mature planting. The rear garden also incorporates a range of useful outbuildings and a static caravan, offering a wealth of potential uses however, some of these do require some attention.

The property is wonderfully positioned with views over open fields and towards the hills in the distance, creating a peaceful and attractive setting.

Valleyview offers an exciting opportunity to acquire a detached rural property with excellent scope for further improvement and potential development, subject always to obtaining the relevant planning permissions and consents.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains electricity is understood to be connected. Spring water, septic tank drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



