



Findon, Haughton Lane, Shifnal, TF11 8HG

BERRIMAN
EATON





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A fine Arts and Crafts house in a thriving Shropshire village a unique residence of immense character in a sought after position in a large plot of approximately 0.3 acres in total.

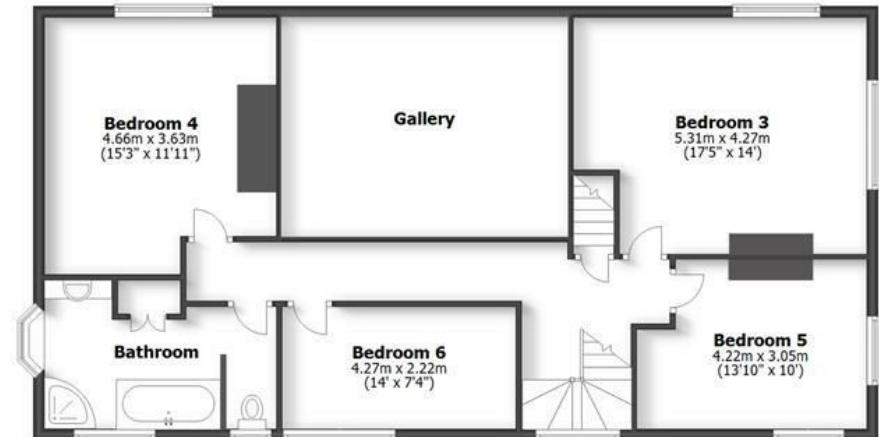
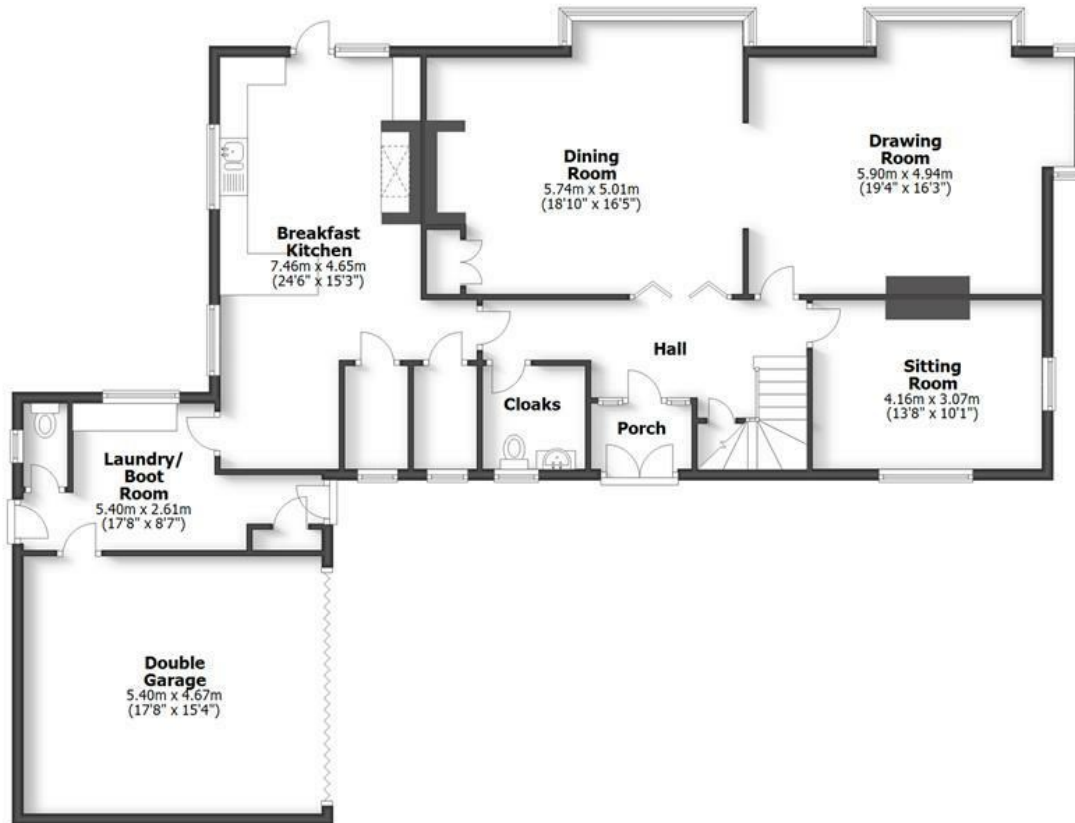
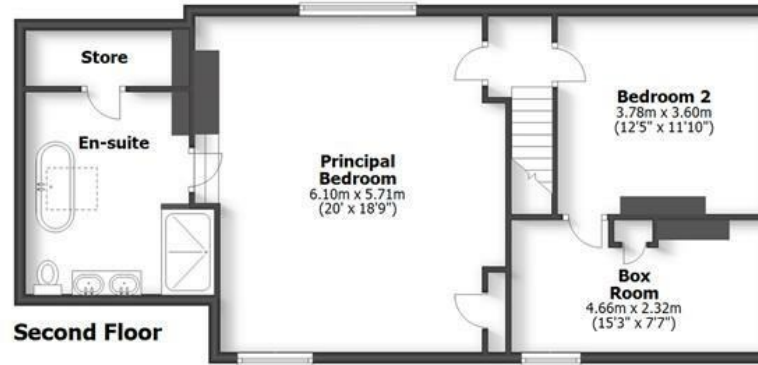
Telford - 4 miles, Wolverhampton - 13 miles, Bridgnorth 11 miles,
M54 (J4) - 1.75 miles
(distances approximate)

FINDON
HAUGHTON LANE, SHIFNAL

HOUSE: 294.7sq.m. 3172sq.ft.
GARAGE: 25.2sq.m. 271sq.ft.
TOTAL: 319.9sq.m. 3443sq.ft.

(EXCLUDING GALLERY)

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



LOCATION

Haughton Lane is one of the most highly regarded roads within the town of Shifnal which is a pretty, Shropshire town with a mix of both period and more modern architecture and a thriving centre. There is a comprehensive array of local facilities on offer with the more extensive amenities provided by the former new town of Telford and Wolverhampton City Centre being within convenient travelling distance.

Communications are excellent with the A41 and A5 corridors being nearby, the motorway network being readily accessible via Junction 4 of the M54 and there are local rail services running from Shifnal station.

The area is well served by schooling with Birchfield Preparatory School, Adams Grammar School in Newport, St Dominics Grammar School, Wrekin College, Tettenhall College and the Wolverhampton Grammar School all being worthy of note.

DESCRIPTION

Findon is a substantial detached residence of enormous character standing in a prominent position within walking distance of the town centre. The house was built in approximately 1904 and was designed by M H Baillie Scott, one of the leading figures of the Arts and Crafts movement. Findon is a truly remarkable example of the era and has remained largely unspoilt in essence whilst now benefitting from all of the appointments that modern lifestyles require.

The house is extremely elegant both externally and internally with a character that is unrivalled within the town. The house is framed with solid timbers with a plain, hipped roof with beautifully laid out grounds to both the front and rear. There is much fine pegged woodwork internally and the house has been well cared for and is tastefully and sympathetically decorated throughout with some charming original doors with typical period latches.

ACCOMMODATION

Porch with double oak doors, rafted ceiling and a heavy, oak door opening into the HALL with a rafted ceiling, exposed wall timbering, polished wooden flooring, understairs storage cupboard, wiring for wall lights and a CLOAKROOM with a white suite, leaded window to the front and wiring for a wall light. The ground floor is dominated by a magnificent DINING ROOM with a double height, rafted ceiling with a large chimneybreast with exposed brick back, quarry tiled hearth and solid fuel burning stove. There is exposed wall timbering, a timbered and leaded bay window overlooking the rear garden with bench seat and a first floor gallery above. The walls are timbered to the height of the doors, there are built-in storage cupboards, a plaque rail and an open double doorway leading into the DRAWING ROOM with leaded bay windows to two elevations, an original fireplace with marble hearth and slips and living flame coal effect stove, exposed wall and ceiling timbering, ceiling cornice and wiring for wall lights. There is a SITTING ROOM with leaded windows to both the front and side, an arched brick fireplace with tiled hearth, half panelled walls and built-in book and display shelving with storage cupboards beneath. There is a large BREAKFAST KITCHEN with a comprehensive range of modern Shaker style units with granite working surfaces and solid oak doors, dual fuel range cooker set within a tiled recess with inset beam above, under-mounted sink, integrated dishwasher, a leaded window and door to the garden, leaded side windows, a large breakfast area, a walk-in pantry with slate shelf and wall shelving and a utility room with stainless steel circular sink and wall shelving. The LAUNDRY / BOOT ROOM is of an excellent size with a door to the drive, large storage cupboard, side door, separate WC and an internal door to the garage.

A fine, old staircase rises from the hall to the galleried landing with a leaded front window, gallery overlooking the dining room and heavy timbered ceiling. There are FOUR GOOD SIZE BEDROOMS and a large and well-appointed BATHROOM with a white Heritage suite of a panelled bath, WC, wash basin set within a vanity unit with cupboards with solid oak doors beneath and a fully tiled shower cubicle, leaded windows to two elevations and a large linen cupboard with slatted shelving.

A further staircase rises to the upper storey with a PRINCIPAL BEDROOM SUITE provided by a large bedroom with leaded windows to two elevations, a leaded fireplace with tiled hearth, rafted ceiling and a large EN-SUITE BATHROOM which has been refitted to a luxurious standard. There is a freestanding, rolltop Burlington bath, a separate herringbone tiled shower with waterfall head and separate hose and a vanity unit with twin circular wash basins, both with backlit mirrors above, fitted wardrobes with automatic lighting, tiled floor with underfloor heating, integrated ceiling lighting and a double glazed roof light. There is a further DOUBLE BEDROOM and adjoining BOX ROOM which could provide further ensuite facilities.

OUTSIDE

Findon stands behind a fine frontage with a sweeping, gravelled DRIVEWAY providing ample off street parking, matured evergreen boundary hedges and shaped front lawns with a semi-circular rose bed.

There is a DOUBLE GARAGE with electric light and an internal door into the laundry.

There is a beautifully laid out REAR GARDEN which has been landscaped with an extensive area of lawn, a large, paved terrace with further area of lawn to the side, well stocked beds and borders, a timber and glass SUMMER HOUSE with paved terrace in front, a timber garden shed and matured evergreen trees to the rear helping to create a high degree of privacy. There is a rose bed, and the garden is a fitting backdrop for a property of this nature. There is a total plot size of approximately 0.3 acres in total.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND G – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

EPC: D

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.







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