



Blythbury Farmhouse Shifnal, TF11 9PQ

BERRIMAN  
EATON

## Blythbury Farmhouse Shifnal, TF11 9PQ

Enjoying a wonderfully secluded position, this attractive three double bedroom semi-detached farmhouse combines traditional character with generous living space (over 2,000sq.ft), all set within lawned gardens and a private driveway. NO ONWARD CHAIN.

Shifnal - 3miles, Albrighton - 7 miles, Telford - 5 miles, Shrewsbury - 17 miles, Wolverhampton - 15 miles,

### LOCATION

Blythbury Farmhouse forms part of an exclusive development located at the end of a long drive. The farmhouse is 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, post office, pubs and restaurants. The area benefits from regular bus services and local rail connections from both Shifnal and Telford stations. There is a good selection of both independent and state schooling in the area, and road communications are excellent, with Junction 4 of the M54 providing convenient access to Telford, Birmingham and the wider West Midlands.

### ACCOMMODATION

From the driveway, a pathway leads to the front door which opens into the entrance hall, laid with characterful flagstone flooring. Stairs rise to the first floor, with doors leading to the ground floor living areas. The dining room features exposed beams, flagstone flooring and a feature fireplace. Accessed from here is the boiler room and a convenient guest cloakroom/WC. The lounge enjoys a pleasant dual aspect to the front and side elevations, with exposed wood flooring and a further feature fireplace. The breakfast kitchen is fitted with base cabinets and worktops, incorporating a sink unit, oven/grill and hob with extractor over. A pantry cupboard provides convenient storage. Double doors open into the adjoining conservatory, providing a versatile additional reception space with two sets of double doors opening directly onto the gardens.

From the entrance hall, a split staircase leads to the first floor. The principal bedroom overlooks the front elevation and benefits from an en-suite bathroom. Two further well-proportioned double bedrooms are served by a Jack and Jill bathroom. Completing the first floor is a small snug area accessed from the landing.

### OUTSIDE

A private driveway provides excellent parking with the lawned gardens extending around to the rear, enjoying a good degree of privacy, part bordered by a wall and mature trees. The long shared access is owned by Lord Stafford and there is no service charge payable.

### SERVICES

We are advised by our client that mains water and electricity are connected. Oil fired central heating and 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.

### COUNCIL TAX

Tax Band: E.  
Shropshire Council.  
[www.gov.uk/council-tax-bands](http://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 is located on the left-hand side.

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£475,000

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.



## BLYTHBURY FARMHOUSE

SHIFNAL

HOUSE: 192.2sq.m. 2,068.9sq.ft.  
**TOTAL: 192.2sq.m.2,068.9sq.ft.**

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



