



Manor House, Manor, Shifnal, Shropshire, TF11 9PB

BERRIMAN
EATON

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This Grade II Listed Manor House is rich in character and period features. Presently run as an upmarket holiday let, with around 3,500sq.ft of living accommodation, the six bedrooms and four bathroom property has two reception rooms and a large breakfast kitchen. With large grounds of over an acre, a decorative Folly and the original gravelled coach ring driveway, complete this unique property.

Shifnal - 1 mile, Albrighton - 6 miles, Bridgnorth - 11 miles, Telford - 6 miles, Shrewsbury - 19 miles, Wolverhampton - 14 miles, Birmingham - 30 miles.

(All distances are approximate).

LOCATION

Just on the edge of Shifnal within a rural setting, the Town's amenities provide a wide variety of independent shops, supermarkets, a post office, cafés, traditional pubs and well regarded restaurants, combining historic charm with modern convenience. The town is well served by regular bus routes and benefits from its own railway station, offering convenient connections to Telford, Wolverhampton, Birmingham and beyond, with London by train around 2 hours. Additional rail services are available from nearby Telford. For families, there is a strong selection of both independent and state schooling in the area.

Commuters are particularly well catered for, with Junction 4 of the M54 just a short drive away, providing excellent road links to Telford, Birmingham and the wider West Midlands.

ACCOMMODATION

Dating to the 16th Century, it is believed later extension were undertaken by the Earl of Shrewsbury, in both the 18th and 19th centuries. Adjoining the manor house is a cottage under separate ownership and title. Having retained many of the features appropriate for each period, the house overall is in modern condition and currently furnished for a holiday let.

The accommodation leads from the entrance hall with stairs rising to the first floor and access to the cellar, into two well proportioned reception rooms both with feature fireplaces and French doors leading out to the rear garden. The large dining kitchen boasts an impressive inglenook fireplace along with fitted base units, work surfaces, a sink unit, and space for appliances, with dual aspect windows to the front and rear. There is a guest WC and a cupboard housing the oil central heating boiler.

From the entrance hall, a staircase rises to the first-floor landing, where the principal bedroom suite is located, complete with a dressing area and en-suite bathroom. Across the landing is a generous second guest bedroom with windows overlooking the gardens and views beyond. The Jack and Jill bathroom is fitted with a freestanding bath, separate shower, WC, and dual wash hand basins. The second floor provides four additional bedrooms, served by two bath/shower rooms.

OUTSIDE

Approached via a long driveway that provides access to other properties on the former Estate, wrought iron gates open into a private circular driveway with extensive gardens, views an original Folly and outbuilding for storage.

SERVICES

We are advised by our client that mains electricity and water are connected. Oil central heating and private drainage via a septic tank which is located within the garden of the neighbouring property. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.

Tax Band: TBC

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

On entering Shifnal from the A4169 Bridgnorth direction, after passing the 'Welcome to Shifnal' sign turn right and follow the private driveway and follow the signs to the property.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

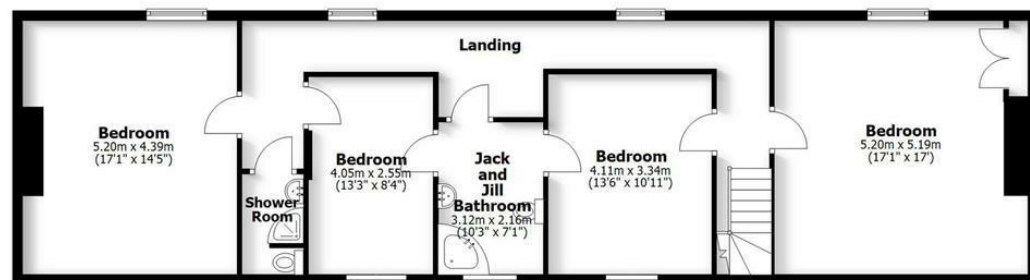
Asking Price
£675,000

EPC: E

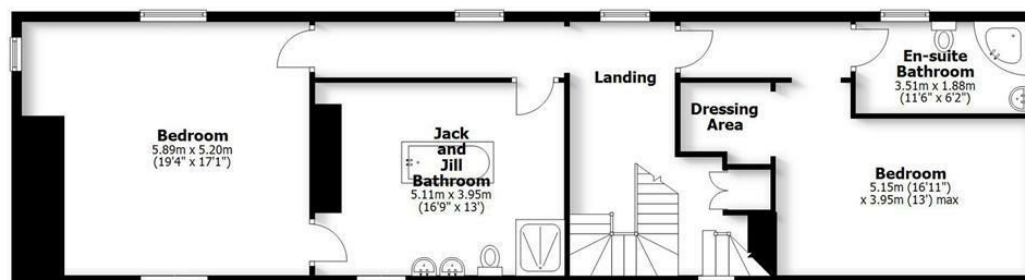
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



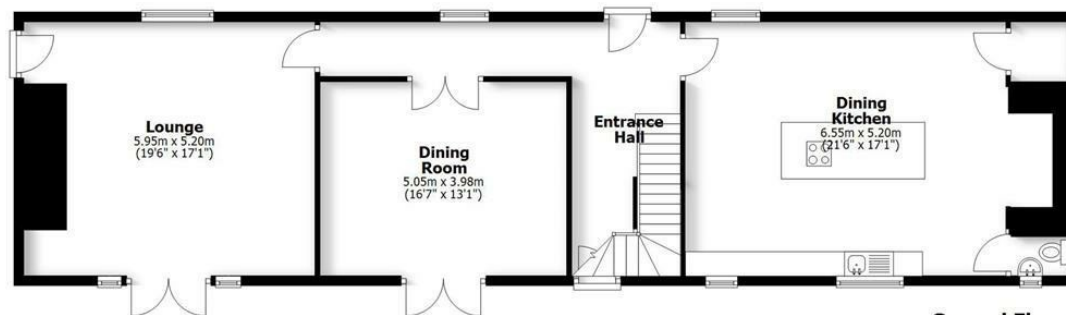
MANOR HOUSE SHIFNAL



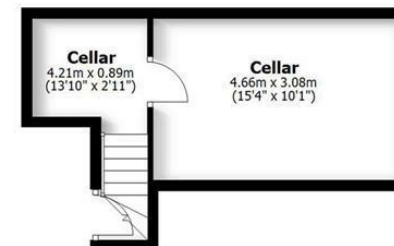
Second Floor



First Floor



Ground Floor



HOUSE: 324.7sq.m. 3,495.0sq.ft.
CELLAR: 20.8sq.m. 224.4sq.ft.
TOTAL: 345.5sq.m. 3,719.4sq.ft.

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

