



**FOR SALE**

Offers in the region of £475,000

Fairfield, Loppington, Shrewsbury, SY4 5SR

A substantially proportioned five-bedroom detached family home boasting around 1,800 sq ft of stylishly presented and flexibly arranged living accommodation, alongside generous gardens and ample driveway parking; enviably situated in a peaceful spot within the popular village of Loppington.



Wem (3 miles), Baschurch (6 miles), Ellesmere (7 miles), Shrewsbury (12 miles)

all distances approximate



- Five-Bedroom Family Home
- Circa 1,800 sq ft
- Improved and Extended
- Gated Driveway
- Easy Maintenance Gardens
- Sought After Village

#### DESCRIPTION

Halls are delighted with instructions to offer Fairfield in Loppington for sale by private treaty.

Fairfield is an extended and much improved five-bedroom detached family home which offers an impressive circa 1,800 sq ft of elegantly modernised and flexibly arranged living accommodation arranged across two generous floors, with the ground floor comprising a selection of versatile and sociably configured reception rooms complemented by five first floor bedrooms.

The property is nestled within good sized gardens which extend, in all, to around 0.13ac and enjoy an open aspect to the rear of fields. To the fore is ample, and gated, driveway parking with, to the rear, family friendly gardens designed with ease of maintenance in mind.

#### SITUATION

Fairfield occupies a pleasant position on the perimeter of the popular north Shropshire village of Loppington, which boasts a respectable array of day-to-day amenities, including Church, Village Hall, and particularly well regarded Public House, whilst retaining a convenient proximity to the nearby centres of Baschurch and Ellesmere which between them, provide a broader offering of facilities.

The county town of Shrewsbury lies around 12 miles to the south of enjoys a more comprehensive range of amenities, including cultural and artistic attractions.

#### SCHOOLING

Within a convenient proximity are a number of well regarded state and private schools, including Newtown CofE Primary (outstanding), Cockshutt CofE Primary, St.Peters CofE Primary, The Thomas Adams School, Woodlands School, Lakelands Academy, Ellesmere College, Acorn Wood, and Packwood Haugh.

#### THE PROPERTY

The property is principally accessed via a covered external Porch which opens into an Entrance Hallway, from where stairs rise to the first floor and a door opens immediately to the left into a welcoming Living Room featuring a bay window overlooking the front elevation and ample space for seating arranged around a central chimney breast which houses a multi-fuel burner.

The Hallway culminates at a door which opens into a well proportioned Kitchen/Dining Area, this serving as the heart of the home and providing a wonderfully sociable space ideal for entertaining or more intimate family moments alike, with a selection of fitted shaker-style units topped by quartz countertops. The Kitchen seamlessly segues through to a Dining/Family Area enjoying triple aspect windows which overlook the well maintained rear gardens, along side patio door which exit onto the same.



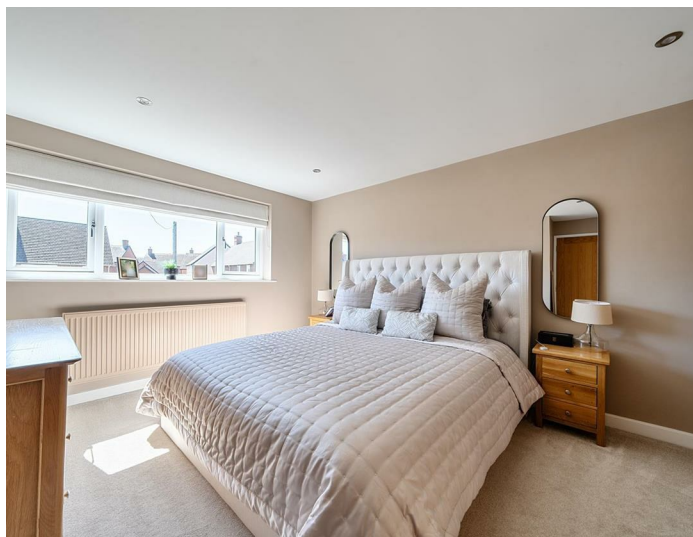
3 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



Completing the ground floor accommodation is a useful Utility Room access from the Kitchen and featuring an inset Cloakroom, this leading through to the converted Garage which now serves as an especially versatile Office/Reception Room.

Stairs rise to a first floor landing from where doors provide access into five comfortably sized Bedrooms, ideally suited to the needs of contemporary family living, with the principal Bedroom benefitting from and adjoining En-Suite Shower Room and integrated storage. The remaining Bedrooms are served by a family Bathroom featuring a fitted suite which comprises a panelled bath, shower, low-flush WC, and hand basin.

#### OUTSIDE

The property is approached via double-opening, five-bar gates set within sandstone and metal railings, this leading on to a block paved driveway flanked to either side by artificial lawn.

The rear gardens have, as per the property, been subject to significant improvement by the current vendors and now serve as a wonderful complement to the home, whilst providing an ideal space for families. At present the rear is predominately laid to artificial lawn and joined by a paved patio area representing an ideal spot for outdoor dining and entertaining, with a further decked seating area situated to the end of the garden and covered by a timber pergola.

#### THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.13m x 4.25m

Kitchen: 6.15m x 3.33m

Conservatory/Dining Area: 3.05m x 3.02m

Utility Room: 4.91m x 2.78m

Cloakroom:

Office/Reception Room: 4.49m x 2.44m

- First Floor -

Bedroom One: 4.56m x 3.18m

Bedroom Two: 3.82 x 3.00m

Bedroom Three: 3.36m x 2.73m

Bedroom Four: 3.08m x 2.72m

Bedroom Five: 2.83m x 2.61m

#### DIRECTIONS

Leave Shrewsbury to the north via the A528, keeping left when reaching Harmer Hill to remain on this road. Around 3.4 miles later, in the village of Burlton, take a right hand turn (signposted Loppington) onto the B4397 and continue into Loppington where, immediately after the Dickin Arms, a right hand turn leads onto Noneley lane. Continue on Noneley Lane for around 0.1 miles and the property will be situated on the left.

#### W3W

///discussed.goals.retail

#### SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Heating is provided by an oil-fired boiler.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### COUNCIL TAX

The property is shown as being within council tax band 'D' on the local authority register.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

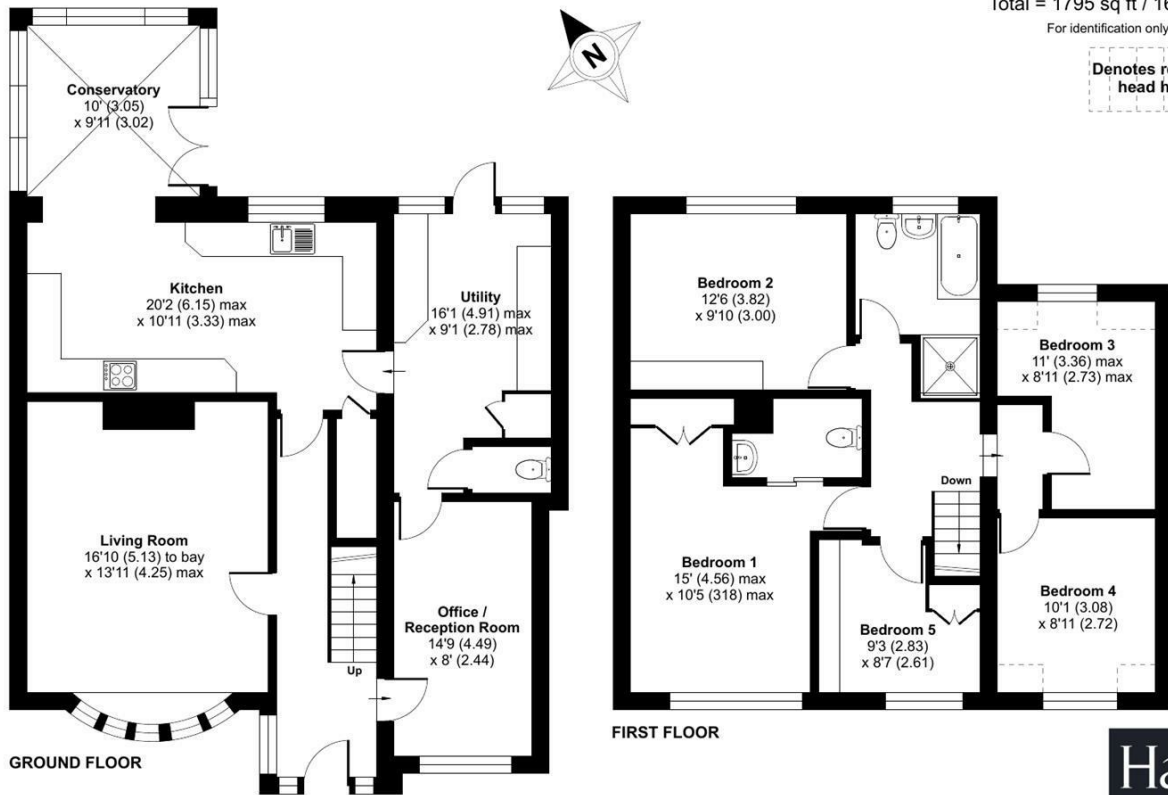
**FOR SALE**

Fairfield, Loppington, Shrewsbury, SY4 5SR

Approximate Area = 1778 sq ft / 165.2 sq m  
 Limited Use Area(s) = 17 sq ft / 1.6 sq m  
 Total = 1795 sq ft / 166.8 sq m

For identification only - Not to scale

Denotes restricted head height

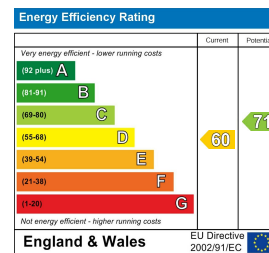


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1454026

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Ratings**



01691 622602

**Ellesmere Sales**  
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.