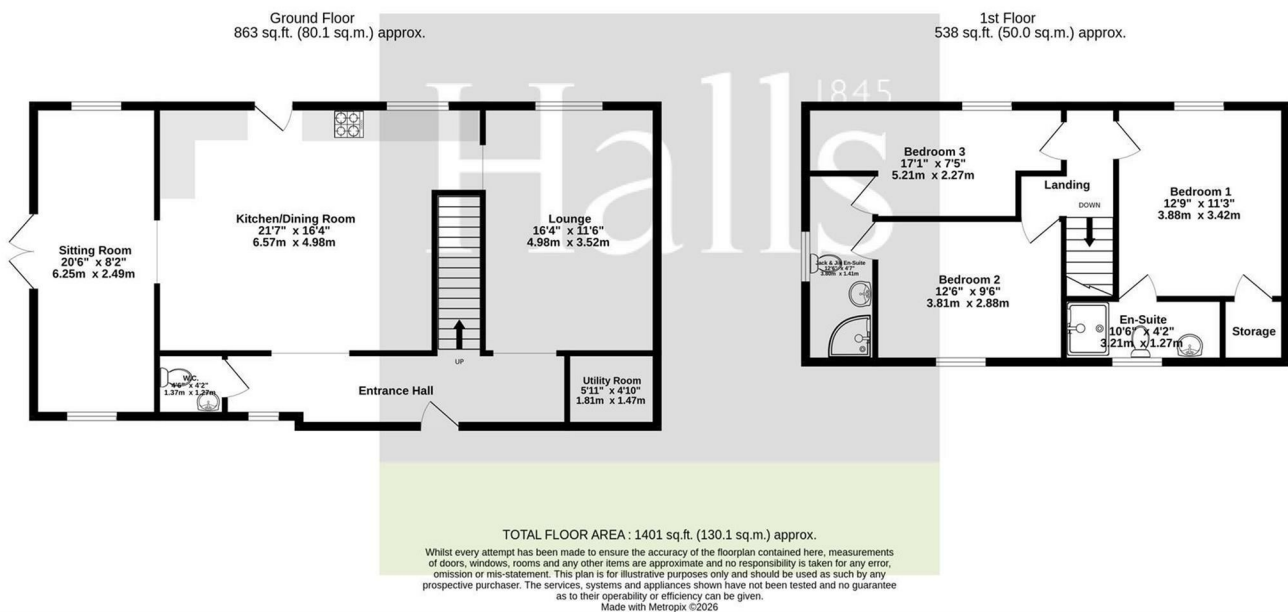


FOR SALE



Blythbury Farm Cottage Blythbury, Shifnal, Shifnal, TF11 9PQ



FOR SALE

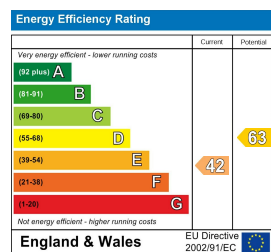
£325,000

Blythbury Farm Cottage Blythbury, Shifnal, Shifnal, TF11 9PQ

**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 Rating



A well presented three-bedroom character cottage, enjoying a private rural setting whilst remaining conveniently placed for Shifnal, Telford and the M54 motorway network. Converted in 2020, the property combines period charm with modern living, offering spacious open-plan accommodation, private gardens, generous driveway parking and the added benefit of no onward chain.



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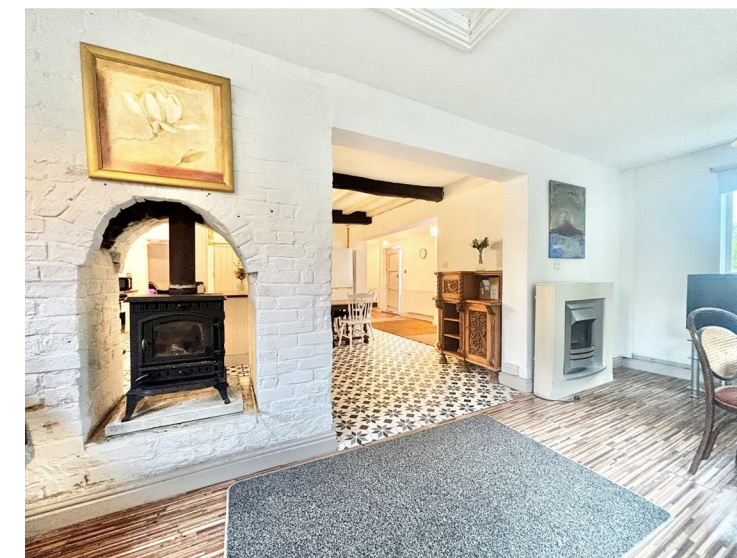
**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



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2 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- A beautiful semi detached cottage with distinct character features
- 3 double bedrooms
- En-suite to main bedroom as well as a Jack 'n' Jill style bathroom
- Beautiful semi open-plan kitchen/diner and sitting room with separate living room
- Extensive parking and gardens
- Utility and cellar

#### DESCRIPTION

Nestled within the sought-after Blythbury Farm development, this charming three-bedroom cottage offers an exceptional blend of character, comfort and countryside living. Originally forming part of the historic farmhouse, the property was thoughtfully converted in 2020 to create a distinctive home that retains many original features whilst providing practical accommodation suited to modern lifestyles.

The accommodation is arranged around a welcoming entrance hall leading through to an impressive open-plan dining kitchen, creating the heart of the home. Rich in character, the space features exposed beams, attractive tiled flooring and a feature fireplace, whilst offering ample room for dining and entertaining. A useful utility area, guest cloakroom and cellar storage further enhance the practicality of the ground floor.

The property benefits from two generous reception rooms. The cosy sitting room enjoys direct access to the gardens through double doors, making it an ideal family room, home office or snug, whilst the main lounge provides a wonderful space for relaxation with its wealth of character features and attractive outlook over the surrounding gardens.

To the first floor, the principal bedroom benefits from fitted storage and a contemporary en-suite shower room. Two further bedrooms are served by a well-appointed family bathroom, making the property perfectly suited to families, professionals or those seeking additional guest accommodation.

Externally, the property enjoys a generous gravelled driveway providing ample off-road parking. Mature hedging creates a high degree of privacy to the front garden, whilst the rear garden is predominantly laid to lawn with a decked seating terrace, offering an excellent space for outdoor dining and entertaining.

Offered to the market with no onward chain, this is a rare opportunity to acquire a character-filled countryside home in a highly convenient location.

#### LOCATION

Blythbury Farm Cottage occupies an enviable position within a small and exclusive rural development, approached via a long private driveway and surrounded by attractive Shropshire countryside.

Despite its peaceful setting, the property is exceptionally well connected. The popular market town of Shifnal is approximately three miles away and offers a wide range of everyday amenities including independent shops, cafés, restaurants, pubs and a railway station providing direct services to Birmingham, Wolverhampton and Shrewsbury. Telford town centre is also within easy reach, offering extensive retail, leisure and employment opportunities.

The property is ideally situated for commuters, with Junction 4 of the M54 providing swift access to the West Midlands, Birmingham and the national motorway network. The area is also well served by both highly regarded state and independent schools.

#### ROOMS

##### GROUND FLOOR

##### LOUNGE

##### KITCHEN/DINER

##### FIRST FLOOR

##### BEDROOM ONE

##### BEDROOM TWO

##### BEDROOM THREE

##### BATHROOM

##### EXTERNAL

##### GARDEN

##### GARAGE

##### LOCAL AUTHORITY

Shropshire Council

##### COUNCIL TAX BAND

Council Tax Band: D

##### POSSESSION AND TENURE

Freehold with vacant possession on completion.

##### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

##### 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.