



Upper Farm, Church Lane, Sherrifhales,
TF11 8RD

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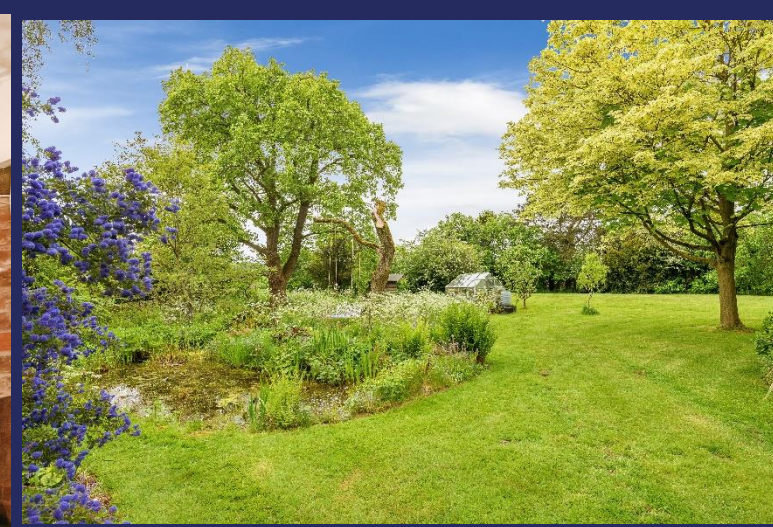
**Freehold – Offers in the Region of
£695,000**



Features

- **Stunning Detached Period Property**
- **Situated in a Charming Hamlet in a Scenic Setting**
- **Bespoke Kitchen with Aga, Dining Room**
- **Lounge, Cosy Sitting Room**
- **Cellar/Study, Four Bedrooms - Main Bedroom with En-Suite**

- **Family Bathroom, Ample Parking Space**
- **Double Garage with Loft Space - Offering Potential for Conversion**
- **Beautiful Landscaped Gardens with Stunning Views**
- **Council Tax Band F**
- **EPC Rating D**



BRIEF DESCRIPTION

Nestled within a charming hamlet, this stunning and distinctive property boasts extensive gardens offering breath taking views of the picturesque countryside. This substantial home features a spacious Parking Area and a meticulously constructed Double Garage with a Loft above that presents exciting potential for conversion into additional living space, subject to planning permissions.

The interior layout comprises an inviting Front Entrance Porch leading into the main reception Lounge, cleverly divided into a Sitting Area and Dining Room. Descend a set of stairs to discover a basement Office, while from the Lounge, access a cosy yet impressive Sitting Room which seamlessly connects to a bespoke Kitchen complete with an Aga stove. Journeying upstairs through the Rear Hall - also granting access to a convenient WC which leads to a half landing and a generously sized 4th Bedroom. Ascend further to the main landing, granting access to the Main Bedroom with En-Suite facilities, alongside two more Double Bedrooms and a Family Bathroom.



Externally, the property is enveloped by beautifully landscaped gardens, adorned with vibrant flora. Beyond the Garage lies the expansive main Garden featuring impeccably manicured borders and an enchanting wild area, replete with grass pathways winding towards a scenic vista point overlooking the idyllic countryside. This captivating property offers a unique blend of character, space, and potential, making it a truly exceptional countryside retreat.

LOCATION

The picturesque village of Sheriffhales features a 12th century church and local primary school with a wider range of amenities and a train station within easy reach in the nearby town of Shifnal.

Access to the national motorway network is excellent and Newport and Telford Town Centre can both be reached within a fifteen minute drive. The popular Haberdashers' Adams Grammar School and Newport Girls High are approximately 5 miles away.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport Head east on A518 and at the roundabout, take the 2nd exit onto Newport Bypass/A41. Continue to follow A41 for 2.5 miles, then turn right onto B4379 and continue for 1.9 miles. Turn right onto Hales Court and the property will be located on the left hand side as identified by our For Sale Board.

SERVICES: We are advised that the property has mains electricity, water, drainage and oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

EPC RATING - D-55: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

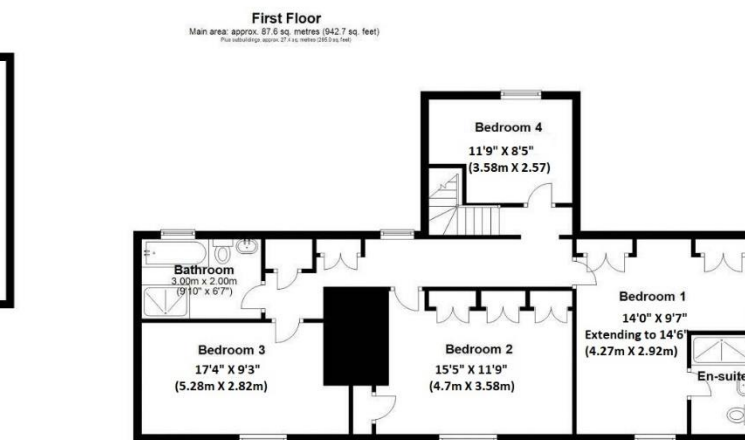
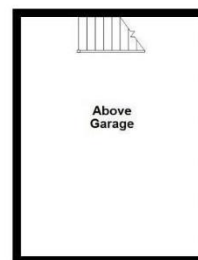
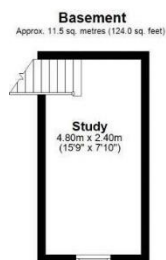
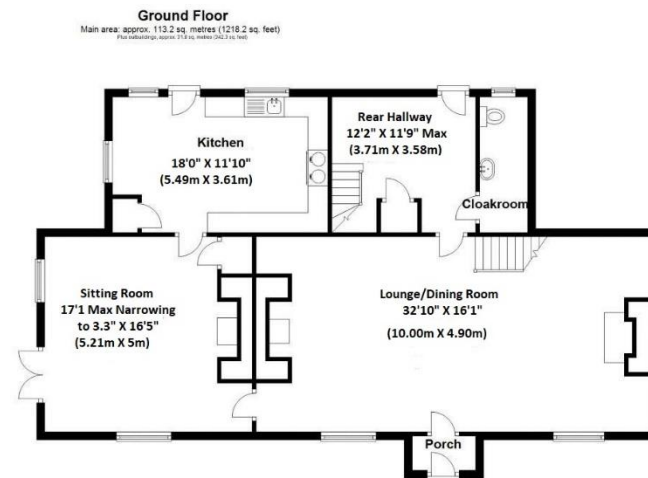
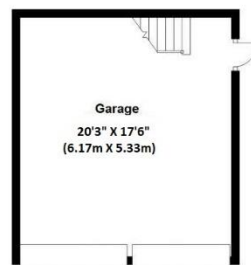
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

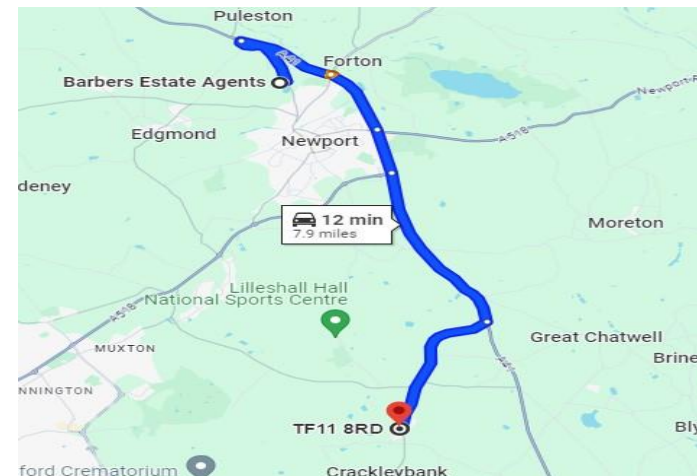
METHOD OF SALE: For Sale by Private Treaty.

NE32522





Main area: Approx. 212.3 sq. metres (2284.8 sq. feet)
Plus outbuildings: approx. 99.2 sq. metres (1071.8 sq. feet)
Upper Farm House



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



NEWPORT
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

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