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& Design.

Mill Cottage. Shifnal Manor, Manor, Shifnal. TF11 9PB

A TRULY RARE AND UNIQUE OPPORTUNITY, TO CREATE THIS STUNNING, ARCHITECTURALLY, CREATIVELY DESIGNED RESIDENCE, OF DISTINCTION. FULL DETAILED PLANNING GRANTED.

PLANNING REFERENCE 23/02729/FUL.

Located within the curtilment of the historic Shifnal Manor and accessed via a private lane. Set within 1 Acre of mature gardens, orchard and woodland. In addition, there is also a stream which runs through the property at the far boundary. The location offers a rural lifestyle choice, yet is well placed for convenient, walking distance access, to Shifnal town centre, having an excellent choice of amenities and communication links, with rail services running to Shrewsbury and Birmingham from Shifnal. Direct Road network links to the A5 and A41, in addition with the M54 being easily accessible at Junction 4. The current accommodation is fully mortgageable and is arranged over two floors and includes a cellar and consists, in brief, overall, with, entrance hall with two reception rooms leading off, a Boot Room, and a Kitchen giving access to a rear courtyard. A staircase ascends to the First Floor Landing presenting Three Double Bedrooms enjoying delightful views over the countryside, and a good sized Family Bathroom. Detached Garage/workshop building with an exceptionally spacious driveway.

DIRECTIONS: From Shifnal town centre take the A4169 at Innage Road island and follow the road for approximately 500 yards, turning left into Shifnal Manor. Continue along the private tarmac road flanked by open countryside until reaching a fork in the road, where the property sits immediately on the left hand side. **PROCEEDABLE PURCHASERS ONLY PLEASE AVAILABLE WITH NO UPWARD CHAIN**

OF DISTINCTION.

4 Bedroom, 3 Bathrooms 10 Minutes Walk from the Centre of Shifnal

Overview

- FULL PLANNING GRANTED - PLANNING REFERENCE 23/02729/FUL.
- Open Plan, Breakfast Dining Kitchen, 3 Reception Rooms, with Study and Garden Room, Boot Room Downstairs Cloaks and Utility
- Set, Rurally, in 1 Acre of Beautiful Woodland, including, in addition, an Orchard and Stream running through the property
- PROCEEDABLE PURCHASERS ONLY PLEASE
- AVAILABLE WITH NO UPWARD CHAIN
- Offering a rural lifestyle choice, yet is well placed for convenient, walking distance access, to Shifnal town centre.

Full Planning Granted to Create as per below

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PROJECT
0007 - Mill Cottage Shifnal

DRAWING NAME
Proposed Floor Plans

DRAWING REFERENCE
0007 - P - 006

SCALE
1:100 AT A3

DRAWN BY
J.J.F

DATE
07.07.2022

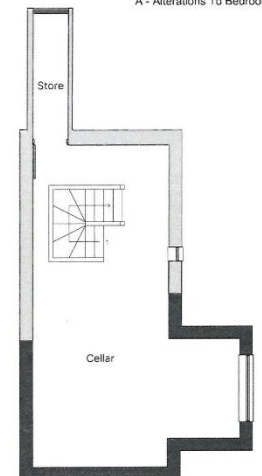
REVISION NOTES
A - Alterations To Bedroom Window - 04.08.2022



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Basement Plan

The Current Property



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Existing Layout of Property



Total area: approx. 124.3 sq. metres (1338.3 sq. feet)



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PROJECT
0007 - Mill Cottage Shifnal

DRAWING NAME
Proposed Elevations

DRAWING REFERENCE
0007 - P - 008

SCALE
1:100 AT A3

DRAWN BY
J.J.F.

DATE
07.07.2022

REVISION NOTES
A - Removal Of Cladding - 04.08.2022



North Elevation



South Elevation



West Elevation



North Elevation

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01952 460000

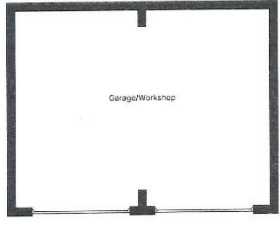
Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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. F710



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Proposed Garage Floor Plan

Garage Location On Site Plan
1:200 Scale

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PROJECT
0007 - Mill Cottage Shifnal

DRAWING NAME
Proposed Garage

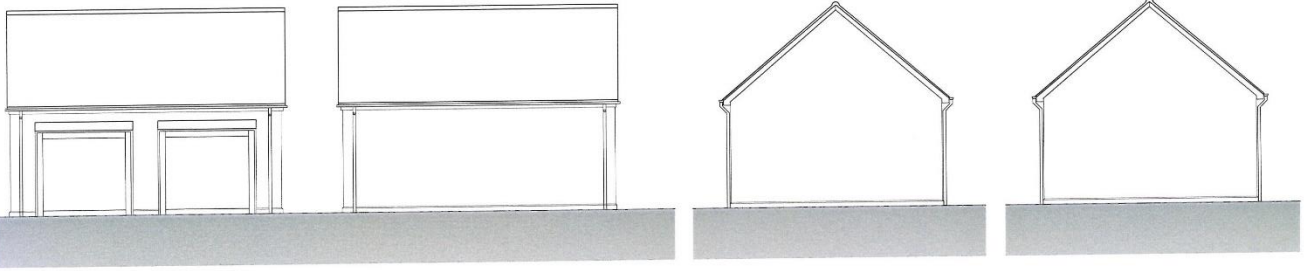
DRAWING REFERENCE
0007 - P - 009

SCALE
1:100 AT A3

DRAWN BY
J.J.F

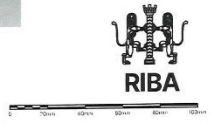
DATE
28.05.2022

REVISION NOTES



Proposed Garage Elevations

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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. F710