



Upton Farm House, Shifnal, Shropshire





Upton Farm House, Upton Lane, Shifnal **TF11 9HF**

A handsome and beautifully presented period country house with landscaped grounds and fantastic, versatile ancillary accommodation.

Summary of accommodation

Ground Floor

Hallway | Sitting room | Drawing room | Kitchen
Dining room | Utility room | W.C | Store

First Floor

Principal bedroom with free-standing bath | A further four
double bedrooms | Family bathroom | Office space

Gardens, grounds and outbuildings

Garaging | Games room | Garden/entertainment room
Bio-mass building

The Olive Barn

Open plan Kitchen/Living/dining room | Utility room
Shower room | W.C. | Two double bedrooms

Barn one

Kitchen | Shower room | W.C | Open plan vaulted office
space | Two further office rooms

Barn two

Entrance hallway | Reception room | Kitchen | Three W.C's
Three office spaces over the ground and first floor

Energy Performance Certificates

Upton Farm House Rating E

The Olive Barn Rating C

Barn One Rating B

Barn Two Rating A

Tenure

Freehold



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Situation

Upton Farm House occupies a delightful, rural location surrounded by open countryside. The nearby town of Shifnal provides a full complement of local facilities which are ideal for everyday needs. The former new town of Telford and the city centres of both Wolverhampton and Birmingham give further extensive amenities. The historic Ironbridge is within easy reach whilst the open countryside and Shropshire Hills Area of Outstanding Natural Beauty are close-at-hand, providing excellent walking, cycling, and riding routes. The surrounding areas offer excellent schooling facilities for all ages in both the state and private sectors. Communications are convenient, with the A464 connecting to Wolverhampton, and onto the national motorway network. Shifnal Train Station has direct services to London, Shrewsbury, Birmingham and beyond.

Distances: Shifnal 1.4 mile, Telford 6 miles, Wolverhampton 11.8 miles, Shrewsbury 19 miles, Stafford 22.4 miles, Birmingham 30 miles (Distances and time approximate).

Upton Farm House

Upton Farm House is a handsome country house found in a commanding, elevated position overlooking the Shropshire and Staffordshire plains. The property has been lovingly cared for, renovated, and extended by the current owners and now offers a wonderful period family home with a wealth of modern infrastructure.

A large central hallway provides an impressive entrance, connecting the primary rooms to the front, along with the kitchen breakfast room. The drawing room and sitting room both have beautiful sash windows, making the most of the south-easterly orientation. The drawing room has French doors out to landscaped gardens and a wonderful open fire. The sitting room has a log burning stove and connects through into the orangery which offers an excellent space over 27ft in length linked on three sides to the landscaped grounds via French doors. Its large central lantern provides an abundance of natural light. This room is open plan into the kitchen breakfast room with central island, Esse range and granite worktops. Across the hallway from the kitchen is a useful utility room and shower room.





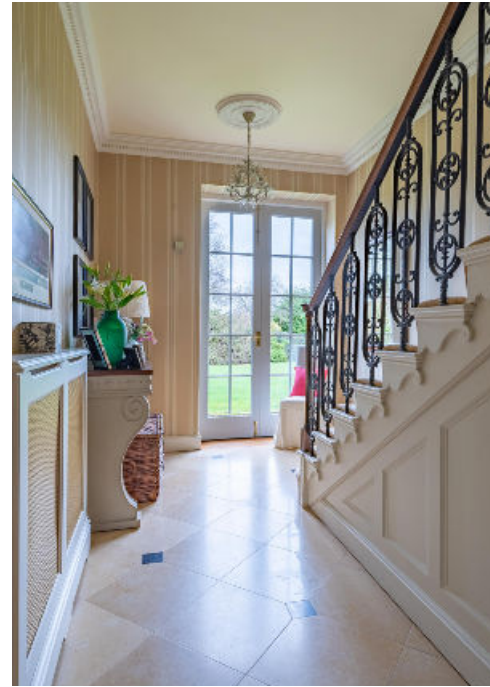


First Floor Accommodation

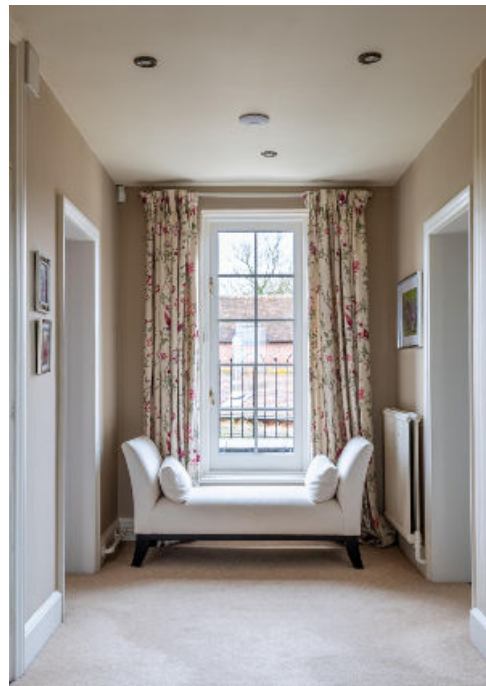
An impressive staircase leads to the large first floor landing which connects the five double bedroom and family bathroom. Of particular note is the principal bedroom with its freestanding roll top bath, wonderful views and range of fitted wardrobes.

A half landing provides a useful office area but could, subject to the necessary permissions, provide the perfect space for an en suite bathroom for the principal bedroom. The large family bathroom is beautifully fitted with twin sinks, a freestanding roll top bath and separate shower.





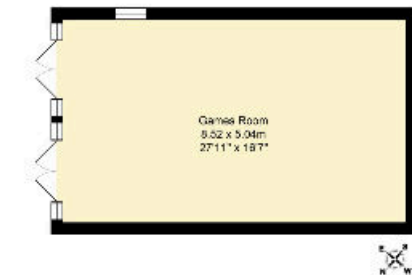
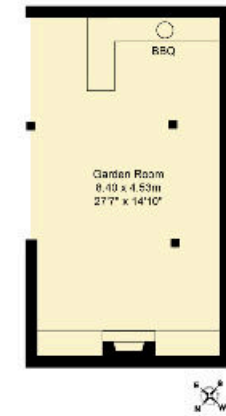
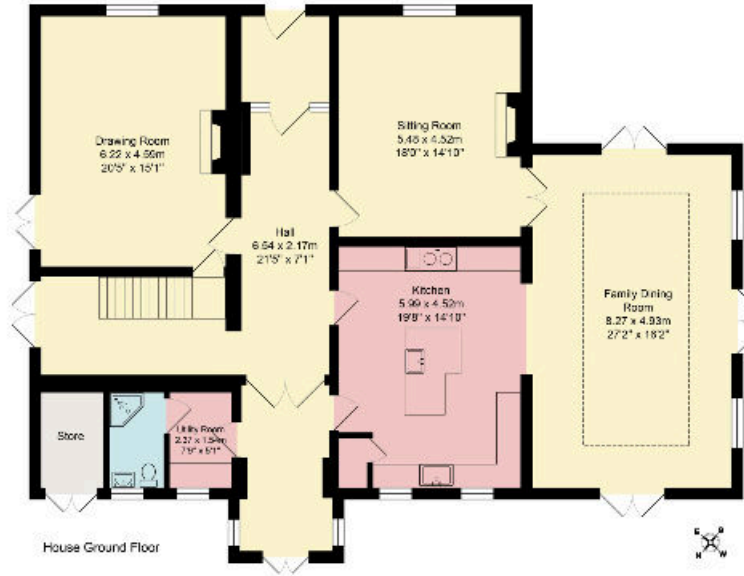
A wonderful period family home with a wealth of modern infrastructure.



Upton Farm House

Approximate Gross Internal Floor Area
Main House 324 sq m / 3493 sq ft
Garage 44 sq m / 473 sq ft
Garden and Games room 80 sq m / 861 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.







The Barns

Completed in 2021 to a beautiful standard, both barns currently provide generous office space totalling over 340sq.m. Great care has been taken during the conversion to preserve some wonderful period features including exposed brickwork, vaulted ceilings and oak beams. The smaller of the two barns is single storey providing a large open plan vaulted office space with two further separate office rooms. These areas are complemented by a fitted kitchen, shower room and W.C. The larger of the barns has a wonderful central vaulted hallway with a reception area to one side and a large office space to the other. Stairs rise to a first floor landing with large vaulted office spaces on either side. This barn is complemented by three W.C's and a fitted kitchen.





The barns, currently banded commercial, may offer various uses or generate a healthy income pending necessary permissions.



The Olive Barn

Completed in 2021, The Olive Barn is a beautiful two bedroom barn conversion with a valued open plan kitchen, dining, living space. The barn is complemented by a generous utility room and shower room. The Olive Barn is currently used as holiday let accommodation and provides an income stream. The two barns and The Olive Barn have a separate gated rear access to the house.

Services

Recently installed modern infrastructure which includes bio-mass, solar, and battery storage, harnesses green energy and creates an extremely cost affective arrangement.



Garden, Grounds and Outbuildings

Totalling approximately 1.26 acres, Upton Farm House sits centrally within its grounds in an elevated position. The house is accessed via a sweeping gravelled drive to the front. Formal lawned areas are found to the north-east, south and north-west with wonderful large, terraced areas nearer to the property providing excellent entertainment space.

Adjacent to the house is a fantastic garden room with outdoor kitchen and open fire. Near to this building is a beautifully fitted games room measuring over 27ft in length and fitted with home cinema facilities. Garaging is found adjacent to the driveway, a handsome building of oak construction with one secure bay and two open bays. To the rear of the house, is the detached bio-mass building which provides the heating for the all the buildings on the site.

The gardens have been beautifully planted and landscaped, including a number of mature trees providing privacy.



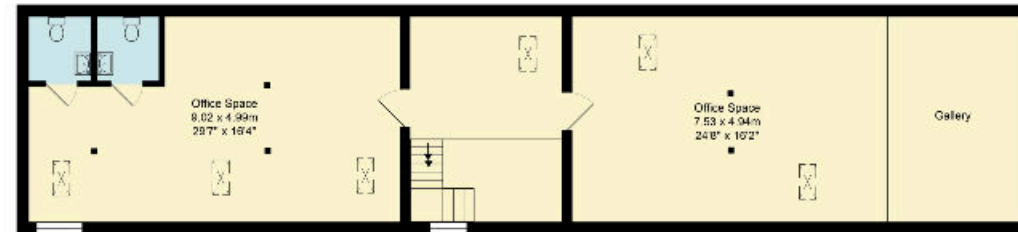
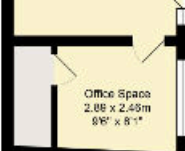
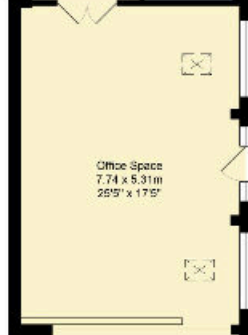
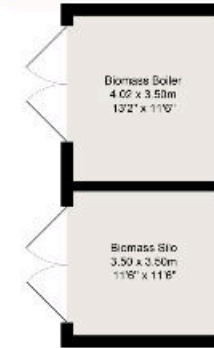




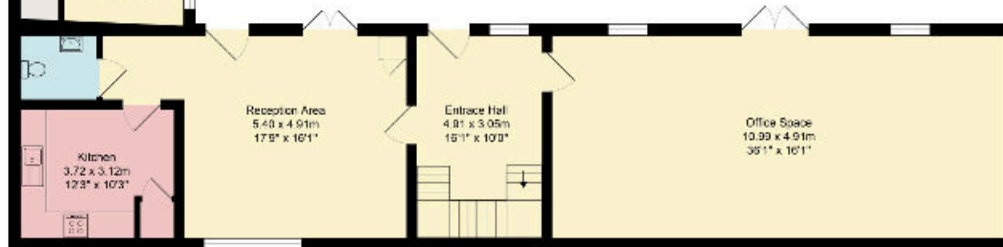
The Olive Barn Ground Floor



The Olive Barn First Floor



Offices First Floor



Offices Ground Floor



Approximate Gross Internal Floor Area
 The Olive Barn = 71 sq m / 768 sq ft
 Office Space Buildings = 342 sq m / 3688 sq ft
 Biomass Building = 26 sq m / 283 sq ft

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Directions (TF11 9HF)

From Shifnal, head south on the A464. Upon leaving the town, crest the brow of the hill and pass the Tong/Ryton crossroads where Upton Farm House will be found immediately on your righthand side. The entrance to the driveway is at the end of the large brick wall.

Property Information

Local authority: Shropshire County Council

Council Tax: Bands G

Services: Mains electricity and water. Private drainage and bio-mass heating. PV solar panels and storage batteries.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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