



Observation Hill Cottage  
Shifnal, Shropshire



# Observation Hill Cottage

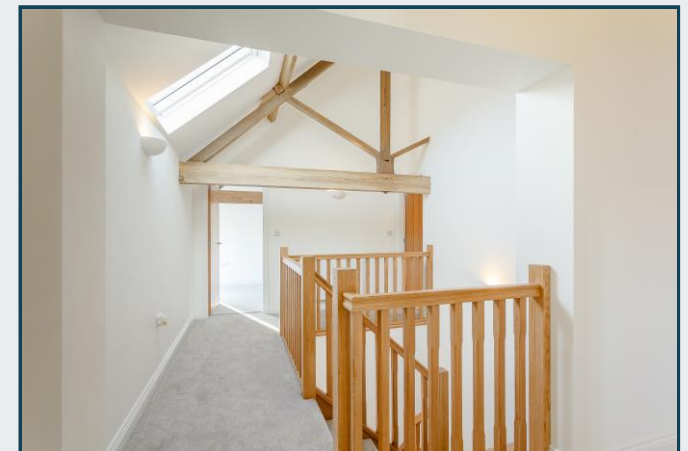
The Wyke, Shifnal, Shropshire TF11 9PP

A rare opportunity to acquire a superb barn conversion and become part of an exclusive development.

- 3 Bed barn conversion with superb kitchen/living area.
- Gross Internal Area approx. 1,399 sq. ft
- Finished to the highest of standards.
- Original features and exposed beams.
- Opportunity to become part of an exclusive rural community.
- Large areas of communal outdoor living space with parking and opportunities to secure garage space.
- Rural, yet accessible location with excellent access to local amenities and transport links.

## Distances (approx.)

Shifnal 1.5 miles | Telford 3 miles | Bridgnorth 10 miles | Wolverhampton 19 miles | Shrewsbury 20 miles | Birmingham 33 miles (distances approximate)



## Description

Observation Hill Cottage is a three-bed barn conversion, finished to the highest of standards.

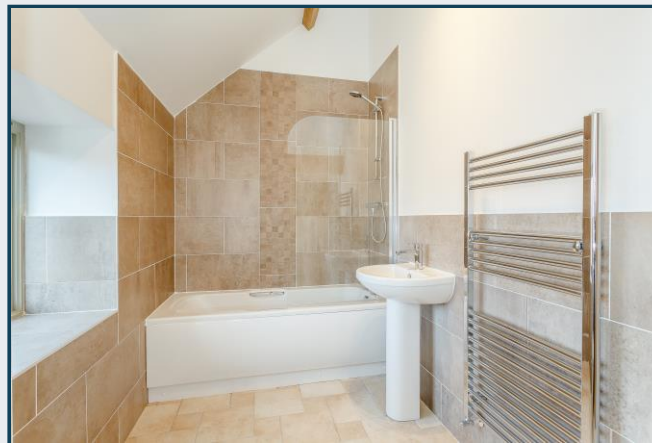
It forms part of a development containing nine dwellings, all of which have their own individual characters. Having secured planning permission for a change of use, the current vendors undertook a comprehensive programme of building works. Attention to detail and the quality of finish has been at the forefront of this development. Every Cottage has been finished to the highest of specification, irrelevant of size or location.

Observation Hill Cottage offers ideal accommodation for modern living. In summary, the property comprises three bedrooms and a family bathroom. The Kitchen/living area includes a range of ground and wall mount kitchen units with solid granite surfaces, integrated island and modern integrated appliances. There is a further living room and downstairs WC. With solid oak flooring and tiled surfaces running through the living areas the finish of this property is high quality.

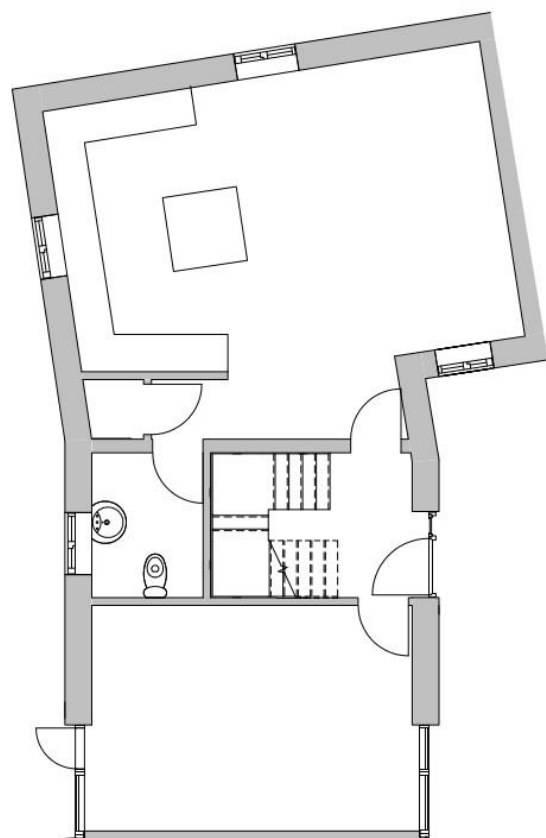
## Location

The property is located in the idyllic setting of The Wyke, with far reaching view across the Shropshire countryside. The property is located in an ideal location, being only 1.5 miles from Shifnal. The market town of Shifnal offers most amenities, including a variety of shops, pubs and recreational facilities. The town has several pre-school nurseries as well as two primary schools and a comprehensive secondary school.

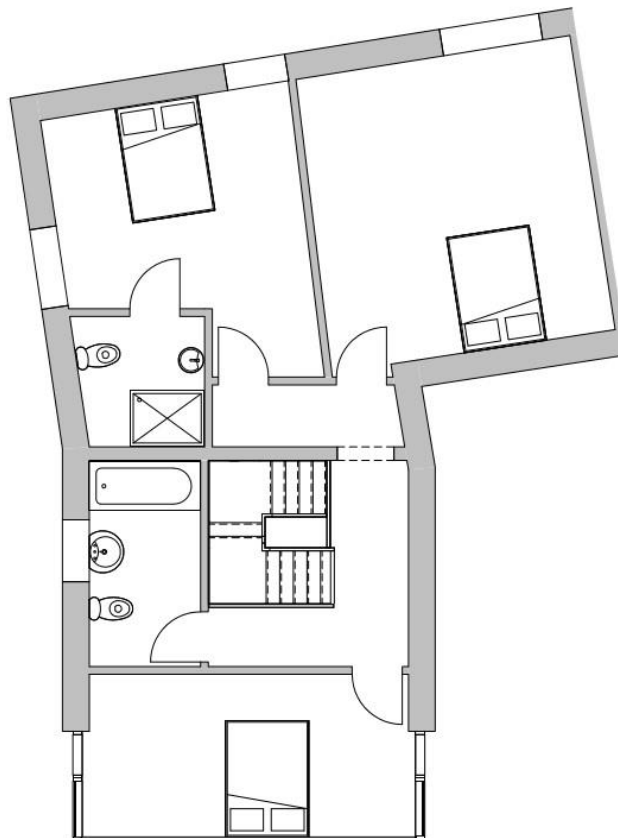
There are excellent communication links, being less than 10 minutes' drive to Junction 4 of the M54. The property is also just a short distance to the A41, providing access to Cheshire and the North or Wolverhampton and Birmingham beyond. Shifnal has a train station which provides easy access to Shrewsbury and Birmingham







**GROUND FLOOR**



**FIRST FLOOR**

beyond. Shifnal has a train station which provides easy access to Shrewsbury and Birmingham New Street, which provides further connections to London Euston. The property is located adjacent to The Wyke Equestrian Centre, with livery opportunities, indoor arena and a cross country course. Shifnal has good quality cricket and football team and boasts an 18-hole golf course nearby.

### Outside

The outdoor area is a mixture of allocated parking spaces and garden areas, with a range of garages which are available by separate negotiation. The courtyard offers a perfect communal area, whilst providing privacy when needed.

### Services

The property is connected to mains water and electricity with separate meters for both. The property is heated via a LPG gas combi boiler.

### Local Authority

Telford and Wrekin Council. Tel: 01952 380000

Viewing Strictly by appointment with sole agents Jackson Property on 01948 666695 or 01743709249.



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