10 LINCOLN FIELDS

BILLINGSLEY | BRIDGNORTH | | WV16 6PB







An individual and generously proportioned three-bedroom family home offering versatile accommodation across three floors, complemented by a conservatory, attractive established gardens, garage and ample parking in a pleasant village setting.

Offers in the region of £475,000



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- **Individual three-bedroom family residence**
- **Accommodation extending to approximately 1,531 sq ft**
- **Generous principal reception room with character features**
- **Separate dining room and substantial conservatory**
- **Three well-proportioned bedrooms**
- **Versatile second-floor room with excellent potential**
- **Attractive established rear gardens and entertaining terrace**
- **Garage, carport and generous off-road parking**

Halls are delighted with instructions to offer Lincoln Fields for sale by Private Treaty.

An excellent opportunity to acquire an individual and highly versatile family home in an attractive Shropshire village setting.

The combination of three bedrooms, generous reception accommodation, an impressive conservatory and versatile second-floor space creates a home capable of adapting readily to changing family requirements.

Established gardens, excellent parking and garaging further enhance the offering, whilst the property's position within easy reach of Bridgnorth and the surrounding countryside completes a particularly appealing family residence.

SITUATION

Lincoln Fields occupies an attractive position within the rural Shropshire village of Billingsley, surrounded by beautiful countryside whilst remaining conveniently positioned for access to Bridgnorth, Kidderminster and the surrounding towns and villages.

The historic market town of Bridgnorth provides a comprehensive selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with a range of everyday services. The surrounding countryside offers excellent opportunities for walking, cycling and other outdoor pursuits, with the nearby Severn Valley adding considerably to the recreational appeal of the area.

The property's position provides an appealing balance between peaceful village living and accessibility, making it particularly well suited to those seeking a countryside lifestyle whilst retaining convenient connections to neighbouring commercial centres.



SCHOOLING

The area is served by a selection of schooling options, including Highley Community Primary School, Bridgnorth Endowed School and Oldbury Wells School. Independent schooling within travelling distance includes Winterfold House School and Moor Park School.

W3W

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THE PROPERTY

The property is approached through the principal entrance, opening into a welcoming hallway from which access is provided to the ground-floor accommodation.

The principal reception room is particularly generous and provides an inviting setting for relaxed family living. A striking exposed brick wall and wood-burning stove create an attractive focal point, whilst exposed ceiling timbers introduce further warmth and character, with stairs leading to the first floor accommodation.

The kitchen is fitted with an extensive range of cabinetry complemented by granite work surfaces and integrated cooking appliances, providing a practical and well-arranged space for everyday use.

Adjoining the kitchen is a separate dining room, providing ample space for a family dining table and creating an excellent setting for both everyday meals and more formal occasions. French doors open directly into the conservatory beyond.

The conservatory is a particularly impressive addition, extending across the rear of the property and providing a wonderful additional reception space from which to enjoy views across the gardens. Extensive glazing allows excellent natural light, whilst French doors provide direct access onto the adjoining terrace.

A useful cloakroom completes the ground-floor accommodation.

The first floor comprises three well-proportioned bedrooms. The principal bedroom is particularly generous, whilst bedrooms two and three provide comfortable accommodation for family members, children or guests. These are complemented by the family bathroom.

A staircase rises to the second floor where a substantial additional room provides an excellent degree of flexibility. With useful eaves storage, this area lends itself to a variety of uses including a home office, hobby room, games room or occasional guest space.





OUTSIDE

The gardens are an attractive feature of the property and provide a mature and private setting ideally suited to family life and entertaining.

Immediately adjoining the rear of the house is a generous paved and decked terrace, creating an excellent space for outdoor seating, dining and entertaining and connecting naturally with the conservatory.

Beyond, the garden is predominantly laid to lawn and complemented by established shrubs, mature trees and carefully planted borders, providing seasonal colour and a pleasing sense of enclosure.

The generous proportions of the garden provide ample space for children's recreation, gardening and outdoor entertaining, whilst mature boundaries contribute to the property's attractive outlook and privacy.

To the front, a substantial block-paved driveway provides generous off-road parking and continues beneath a useful carport. A separate garage provides secure parking, workshop potential or additional storage.

SERVICES

We understand that the property benefits from mains water, electricity, drainage and oil fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band E on the local authority register.

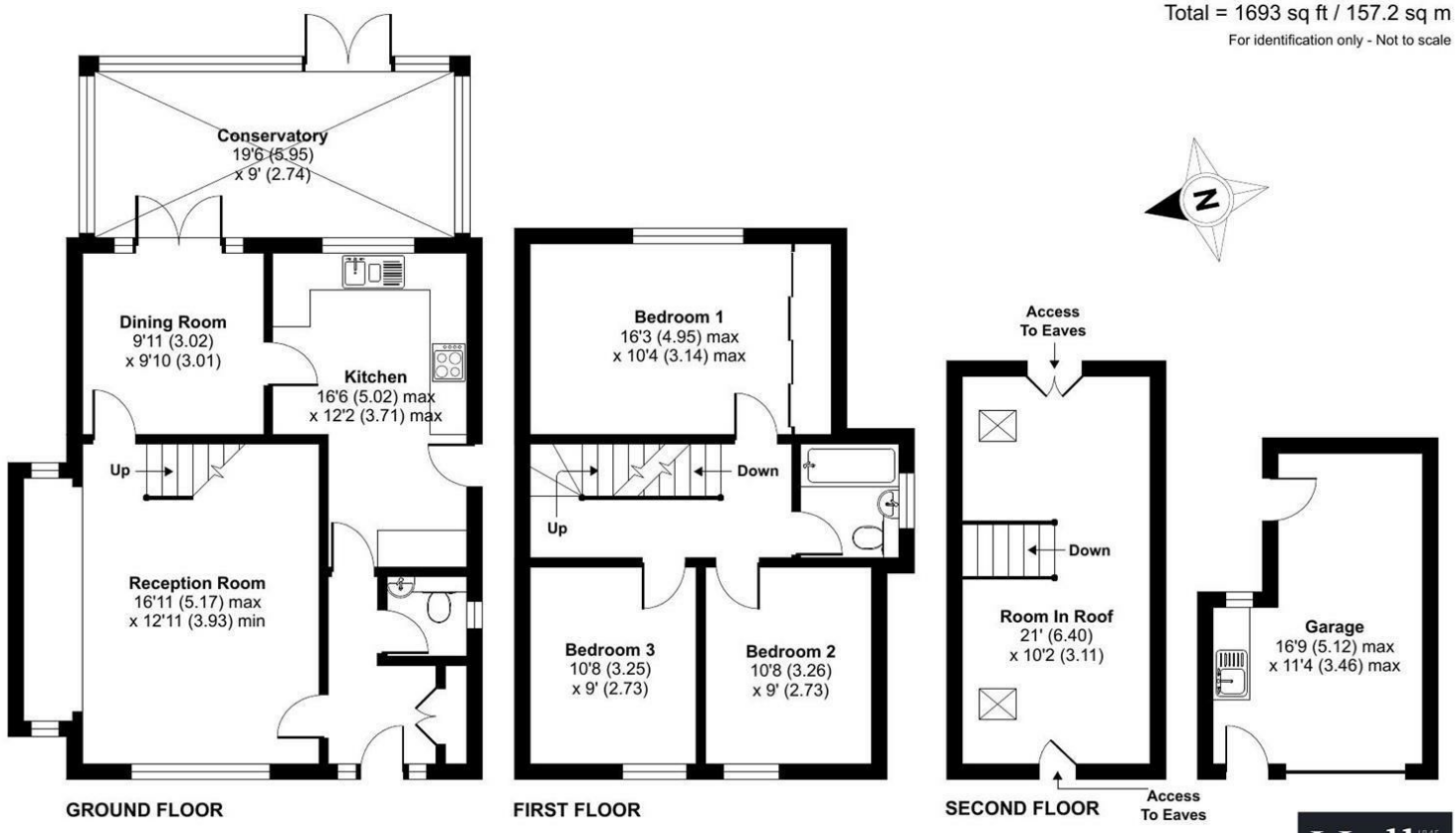
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We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (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.

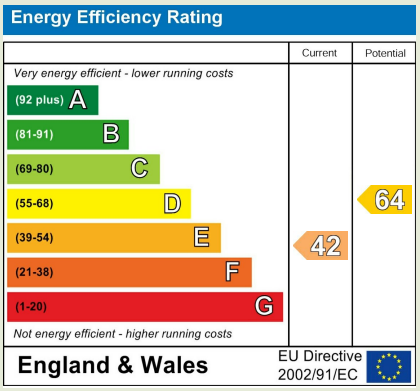
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1531 sq ft / 142.2 sq m
Garage = 162 sq ft / 15 sq m
Total = 1693 sq ft / 157.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1516587



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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