

FOR SALE

Offers in the region of £550,000

**Greenfields Farm, Ossage Lane,
Whixall, Nr Whitchurch, SY13 2QB**

An appealing and versatile country property with land including a former farmhouse with scope to improve, gardens, stable block, former Shippion/leisure room, stores and grazing land in a beautiful unspoilt setting. IN ALL ABOUT 5 ACRES.





- **Detached Farmhouse**
- **4 Bedrooms**
- **Stable Block**
- **Grazing Land**
- **Approx 5 Acres**
- **Lovely rural location**

DIRECTIONS

From Shrewsbury proceed north to Wem via Harmer Hill. On reaching Wem turn left by the church, then after the Fox Inn turn right onto Lowe Hill Road. Proceed out of town to the end and turn left at the T junction, then immediately right signed Whixall. Follow this road for approx 1.75 miles, passed Browns of Wem and then after about 400 meters the entrance to the property will be seen on the left.

SITUATION

'Greenfields Farm' is situated in a most attractive and peaceful rural location in the heart of the highly noted North Shropshire countryside. The property is accessed via a drive being approximately one fifth of a mile in length and this offers a very high degree of seclusion and privacy. Whilst enjoying this quiet rural location it is still conveniently positioned with regard to the nearby North Shropshire towns of Whitchurch, Wem, Ellesmere and the county town of Shrewsbury, all of which have excellent and wide ranging facilities.

DESCRIPTION

A period detached farmhouse that has a range of outbuildings and would make an ideal equestrian facility. This Victorian four bedroom property offers scope for some modernisation and improvement, which would allow Purchasers to put their own 'stamp' on the house. It has a spacious detached Shappon which is currently used as a games room. There are store rooms and a stable block, together with parking and paddocks of around five acres or thereabouts. There is also excellent scope for further expansion and we strongly advise early inspection.

ACCOMMODATION

ENTRANCE PORCH

Double glazed half glazed door with double glazed windows, tiled floor, double doors to the kitchen, door to:

HALLWAY

Stairs to the first floor.

STUDY

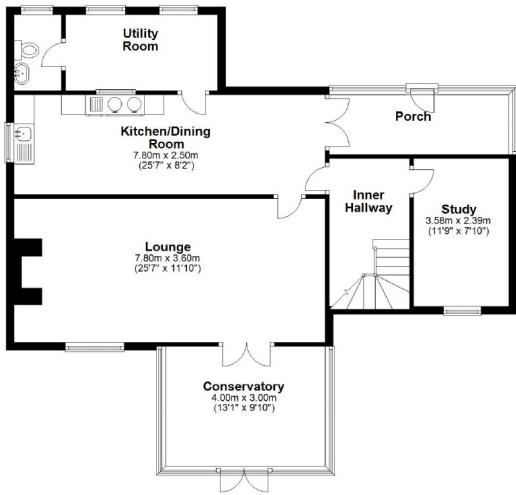
Views to the rear.

BREAKFAST KITCHEN

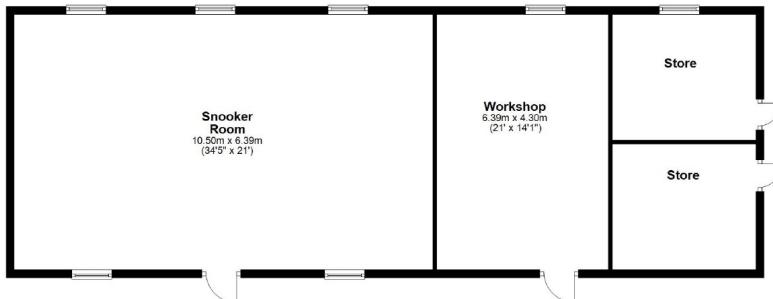
With a white enamel 'Belfast' sink, inset into black granite work surfaces, and having oak faced cupboards below, further free standing kitchen units, ELECTRIC RANGE COOKER and tiled splash back. Space and plumbing for dishwasher.



Ground Floor
Approx. 149.3 sq. metres (1606.8 sq. feet)



First Floor
Approx. 64.4 sq. metres (693.4 sq. feet)



Total area: approx. 213.7 sq. metres (2300.2 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



UTILITY ROOM

Space for tumble dryer with vent, tiled floor, oil fired central heating boiler, door to:

CLOAKROOM

With a low level WC, pedestal wash basin and tiled floor.

LOUNGE/DINER

Wood burner set in brick inglenook fireplace with a timber beam and brick hearth. Wall lights, oak flooring and double doors to:

CONSERVATORY

Glazed doors to the garden, double glazed windows to three elevations, ceramic tiled floor.

FIRST FLOOR

LANDING

Window with lovely views, built-in double airing cupboard with lagged hot water tank. Access to the roof space.

BEDROOM ONE

With extensive views. Exposed timber floor.

BEDROOM TWO

With extensive views. Exposed timber floor.

BEDROOM THREE

With extensive views. Exposed timber floor.

BEDROOM FOUR

With extensive views. Exposed timber floor.

BATHROOM

White suite comprising panelled bath with electric shower above and glass splash screen, pedestal wash basin, low level WC, tiled to three walls and exposed timber floor.

OUTSIDE

Approached over a long driveway - initial section shared.

GARDENS

These consist of flowing lawns with a variety of herbaceous borders and fruit trees. There is a raised gravel patio which has a delightful outlook over fields.

OUTBUILDINGS

FORMER SHIPPON / GAMES SNOOKER ROOM

10.49m x 6.40m (34'5" x 21'0")

A considerable room that is currently being utilised as a games room and has five double glazed windows, a wood burner on a brick hearth, power and lighting connected, exposed roof trusses to a vaulted ceiling.

LOOSE BOX

6.40m x 4.29m (21'0" x 14'1")



TWO FURTHER STORES

Measuring 14'1 x 11'10" and 11'10"2 x 6'6"

STABLE BLOCK AND OUTBUILDINGS

Timber block on a brick plinth base and having lighting, comprising 4 stables measuring approx 17'2" x 11'6" each.

PARKING AREA

Gravel parking area with post and rail fence surround giving parking for a minimum of five cars. There is also ample parking to the front of the property on a cobbled area.

PADDOCKS AND LAND

Made up of four fenced enclosures and having fence and natural boundaries. Additional land of approx 2 acres may be available to rent adjacent.

GENERAL INFORMATION

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

We understand the property has mains water and electricity. Private foul drainage system which will require modernisation/possible replacement in order to comply with current regulations. Heating is by oil fired radiator central heating system. None of these have been tested.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWING

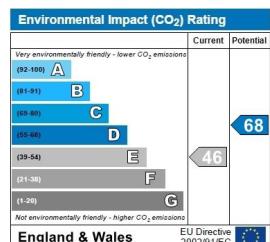
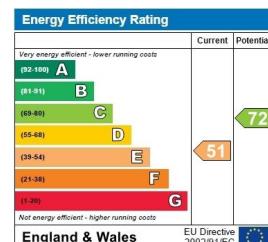
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Energy Performance Ratings



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