



**FOR SALE**

Offers in the region of £600,000

Bridge Farm, Brown Heath,  
Ellesmere, Shropshire, SY12 0LA

A beautifully appointed and most appealing extended detached country house with delightful landscaped gardens, generous parking and wonderful farmland views to the rear.



**MILEAGES:** Loppington 0.5 mile, Wem 3.8 miles, Ellesmere 7 miles, Whitchurch 11.7 miles, Shrewsbury 12.9 miles and Oswestry 15 miles. All mileages are approximate.



- An appealing country house
- Beautifully appointed
- Traditional Features
- Landscaped Gardens
- Double Garage & Parking
- Farmland Views

## DIRECTIONS

From Shrewsbury proceed north along the A5 Ellesmere Road to Harmer Hill, bear left at the Bridgewater Arms heading for Ellesmere. On reaching the village of Burlton, turn right signposted Loppington. Follow this through to Loppington and in the centre of the village turn left signed Brown Heath. Follow this lane out of the village for nearly 0.5 mile and the property will be found on the right hand side. (Please use the second gated entrance.)

## SITUATION

The property is attractively situated along a country lane, whilst adjoining farmland to the rear, which offers wonderful views. The area is well known for its unspoilt countryside, many local walks and cycle routes. The neighbouring village of Loppington, is within walking distance - approx 0.5 mile - provides a thriving community including a popular pub with restaurant, village hall activities, church and repair garage. Local area catchment schools include Newtown Primary School and Thomas Adams School in Wem, both of which are well rated and there is a pick up service locally. The nearby towns of Wem and Ellesmere provide a good selection of shops with a supermarket to each. Wem includes a rail service to Shrewsbury and Crewe. Ellesmere is well known as a tourist centre with boating facilities on the local canal and meres. Commuters have ready access to a number of commercial centres including Shrewsbury - an excellent shopping centre - Telford, Wolverhampton, Oswestry and Chester.

## DESCRIPTION

Bridge Farm offers an excellent opportunity to acquire a beautiful country home which has been comprehensively renovated, refurbished and extended by the present owners. Providing versatile

family accommodation which is superbly presented with a high standard of fittings, whilst combining contemporary living with character and numerous traditional features. Worthy of note includes: two traditional reception rooms with brick inglenook fireplaces, wood burning stoves and exposed beams. There is an excellent open plan living dining kitchen, comprehensively fitted with cupboard space and a range of appliances, and a good utility and cloaks/boot room.

On the first floor, the principal bedroom features a sun balcony to the rear, which overlooks the gardens and surrounding farmland, whilst there is the added benefit of an en-suite shower room. There are four further bedrooms which are then served by a family bathroom. The house also includes gas (LPG) central heating system with underfloor heating to the ground floor areas. There is a security camera system - HIKVISION - connecting to various Smart devices and has night vision.

Outside, there is very generous parking with ample space for motorhome/boat/trailer and a number of cars. In addition, there is a double garage. The gardens are neatly presented, with an Al Fresco patio area and a further adjoining pergola seating area. Within the garden is a custom built timber garden hut, with wood burner and internal bench seating, a perfect retreat to relax. Additionally, there is a very useful workshop and an enclosed vegetable garden with greenhouse.

## ACCOMMODATION

### PORCH

Oak framed.

### OPEN ENTRANCE

With oak entrance door. Staircase rising to the first floor.

### SITTING ROOM

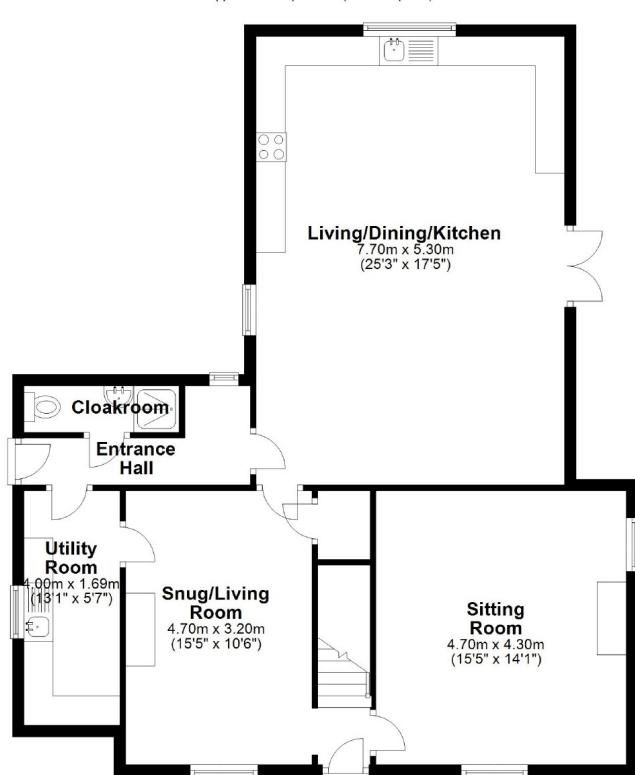
With beamed ceiling, brick/sandstone INGLENOOK FIREPLACE incorporating oak beam, raised hearth with wood burning stove. Fitted storage units to each side with oak top.

### SNUG/LIVING ROOM

With tiled floor, beamed ceiling. Brick/stone INGLENOOK FIREPLACE with oak beam, raised hearth and wood burning stove. Under stairs cupboard with modern hot water cylinder (pressurised



**Ground Floor**  
Approx. 95.9 sq. metres (1032.6 sq. feet)



**First Floor**  
Approx. 82.5 sq. metres (886.1 sq. feet)



Total area: approx. 178.4 sq. metres (1920.7 sq. feet)  
**Bridge farm**

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



5 Bedroom/s



3 Bath/Shower  
Room/s



system). The cylinder is suitable for connection to solar panels.

#### **REAR ENTRANCE**

With oak effect tiled floor. Recessed coat/boot area.

#### **GUEST CLOAKS/SHOWER ROOM**

With oak effect tiled floor. Tiled shower cubicle with direct feed shower unit including rain head and hand held attachment. Wash hand basin. Close coupled WC with concealed cistern. Part tiled walls.

#### **UTILITY ROOM**

With tiled floor. Extensive fitted beech effect work top with stainless steel sink unit and tiled splash. A selection of coloured high gloss base and eye level cupboards, space and connection for washing machine. Wall mounted GLOW WORM LPG (Gas) CENTRAL HEATING BOILER.

#### **OPEN PLAN LIVING DINING KITCHEN**

With ceramic tiled floor throughout and ceiling down lighters.

#### **KITCHEN AREA**

With extensive granite work surfaces including upstand and tiled splash. Built in twin Belfast style sink. Extensive range of country style cream wood grained faced kitchen units with pewter style handles. Wine rack. Integrated DISHWASHER. Free standing DUEL FUEL GAS/ELECTRIC BUSH STAINLESS STEEL RANGE COOKER with glass/stainless steel EXTRACTOR HOOD over. Range of matching eye level cupboards. Attractive LED plinth lighting. Matching BREAKFAST ISLAND with granite work top including a BREAKFAST BAR AREA. Selection of built in cupboards and drawers, open basket racking. Space and connection for upright fridge freezer.

#### **LIVING/DINING AREA**

With ample space for dining table and seating area. Connection points for wall mounted TV. Twin French doors leading out to the patio and BBQ area.

#### **FIRST FLOOR**

With attractive landing and oakwork, with part vaulted beamed ceiling. Built in wardrobe.

#### **PRINCIPAL BEDROOM 1**

With wall TV socket and power point. Fitted wardrobes. Naturally well lit with window, Velux roof lights together with twin glazed French doors leading out onto a SUN BALCONY with lovely views.

#### **EN-SUITE SHOWER ROOM**

With tiled shower cubicle incorporating seat/plinth with direct feed shower unit including ceiling rain head and separate hand held attachment. Pedestal wash hand basin with wall mirror above. Close coupled WC with concealed cistern. Part tiled walls.

#### **BEDROOM 2**

With wall mounted TV socket and power point.

#### **BEDROOM 3**

With part beamed ceiling, attractive old exposed brick fireplace, wall TV socket and power point. Built in wardrobe.

#### **BEDROOM 4**

With part beamed ceiling, attractive old exposed brick fireplace, wall TV socket and power point. Built in wardrobe.

#### **BEDROOM 5**

With part beamed ceiling, wall TV and power point.

#### **FAMILY BATHROOM**

With tiled floor. 'L' shaped tiled panelled bath with tiled walls above including wall mounted direct feed shower unit having separate shower head and hand held attachment. Pedestal wash hand basin with fitted mirror over. Close coupled WC. Chrome ladder radiator.



## OUTSIDE

Approached through a gated entrance onto a stoned driveway and parking area with ample space for a number of vehicles including boat/caravan etc.

## DOUBLE GARAGE

5.64m x 5.69m (18'6 x 18'8)

Open fronted with attractive oak work. Built of timber frame with cladding. Boarded out roof storage space. Power and lighting.

## THE GARDENS

These have been attractively landscaped with a lawn adjacent to the driveway parking area, including laurel screening. In addition, there is a raised barked mixed shrubbery bed (the dog kennel is excluded from the sale). Pathways extend around both the front and side of the house to the main garden, which includes a sunken Indian stone flagged PATIO adjacent to the kitchen with step up to a further flagged/pea gravelled SEATING AREA with PERGOLA, trellis and bench seating. Steps rise up to the lawn, with raised mixed shrubbery beds and hedging.

## GARDEN HUT

3.30m x 3.33m (10'10 x 10'11)

Custom made and built of timber frame, wood clad with felt tiled roof with boarded flooring. CENTRAL LOG BURNER, extensive fitted bench seating with granite top bar (wine cooler excluded).

## WORKSHOP

3.84m x 3.81m (12'7 x 12'6)

Built of timber with sheeted roof. Timber twin entrance doors. Concreted floor. Extensive fitted shelving. Power connected.

## VEGETABLE GARDEN

This is enclosed and includes an extensive flagged PATIO area, various herbaceous beds, vegetable growing area. aluminium framed GREENHOUSE.

## GENERAL REMARKS

### FIXTURES AND FITTINGS

The fitted carpets as laid and light fittings are included in the sale.

### SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. LPG (Gas) Central heating system. None of these have been tested.

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsbg.com](mailto:shrewsbury@hallsbg.com)

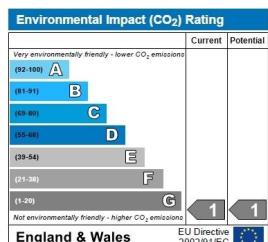
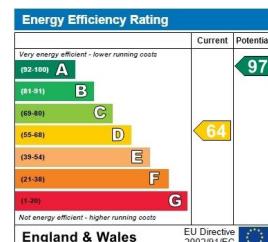
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Ratings



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