

**Quina Brook House,
Quina Brook, Wem,
Shropshire SY4 5RJ**

An impressive, 5 bedroom double fronted period house with 2.5 acre paddock approx. 3 miles north of Wem



- 5 bedrooms – one with en suite
- Recently fitted kitchen and utility
- Large family bathroom and separate shower room
- Underfloor heating and air conditioning
- Large garden area with brick barbecue
- 2.5 acre paddock
- Large gravelled parking area
- Barn, stables and outbuildings
- **VIEWING THOROUGHLY RECOMMENDED**

**Offers around
£525,000**

The Property

An impressive, double fronted period house which has been sympathetically modernised and extended to provide spacious, versatile family accommodation. Occupying a semi-rural position approximately 3 miles to the north of Wem.

This detached family house has been much improved and offers versatile living accommodation. Situated in gardens and paddock extending in all to just under 3 acres. We understand the property is a registered smallholding but would recommend that the details are clarified during pre-contract enquiries.

The accommodation briefly comprises reception hall, superb lounge with feature vaulted ceiling, sitting room, study, kitchen with separate utility, cloakroom, excellent conservatory, master bedroom with dressing room and en-suite, guest bedroom with shower room, three further bedrooms and large family bathroom.

Externally the property benefits from two stables, barn, enclosed paddock and outbuildings including double garage, gym room and store room. The gardens and paddock extend to just under three acres.

Wooden entrance door with leaded light panel leading to the hallway with dado rail and access to a small cellar.

Study with double glazed window to the fore, feature double sided cast iron log burner set onto hearth, oak effect laminate flooring



Steps lead down from the study into the Lounge which is a lovely room with feature full-height vaulted ceiling, exposed timbers and double glazed Velux roof lights. Oak effect laminate flooring, underfloor heating and double glazed windows to two sides.



Inner hallway with door leading to guest suite ideally suited for a guest or teenager with ground floor shower room with fully tiled shower cubicle, wash hand basin and low flush WC.

Large understairs storage cupboard

Space saver staircase leads up to a first floor guest bedroom/Bedroom 5 with exposed ceiling timbers and feature door with balustrade overlooking the lounge.



From the main reception hall door leading to sitting room with double glazed window to the front, chimney breast recess housing electric coal effect heater.



Along the hallway is the kitchen with recently fitted modern cream gloss effect handleless wall and base units with oak effect worktop over, single drainer sink unit and mixer tap, integral larder fridge and freezer, Rangemaster induction stove with two ovens and separate grill, extractor hood with stainless steel backing, quarry tiled flooring



Double doors lead into the large conservatory with oak effect laminate flooring, air conditioning unit, double doors leading onto decked area overlooking the garden and paddock



A utility room lies to the opposite side of the property with matching handleless wall and base units, single sink with mixer tap, quarry tiled floor. Space for washing machine. Window to the rear.



A downstairs cloakroom sits next to the utility with WC and handbasin, quarry tiled floor.

To the rear is an entrance porch with base cupboards, coat hooks, tile effect cushion flooring, door and windows to the rear.

Stairs lead from the hallway to the first floor landing with double glazed window to the front with storage beneath.

The master bedroom with double glazed window overlooking the rear and air conditioning unit. Dressing area to the front fitted with a range of oak wardrobes with hanging rails and shelving. Small en suite shower room with wash handbasin and WC.



Bedroom 2 a good double room with window to the front again with a range of fitted oak wardrobes with sliding doors, air conditioning unit



The family bathroom is attractively fitted with suite comprising jacuzzi bath with mixer tap, large fully tiled quadrant shower cubicle, wash hand basin and WC. Fitted storage cupboards, heated towel rail. Airing cupboard with shelving and hot water cylinder.

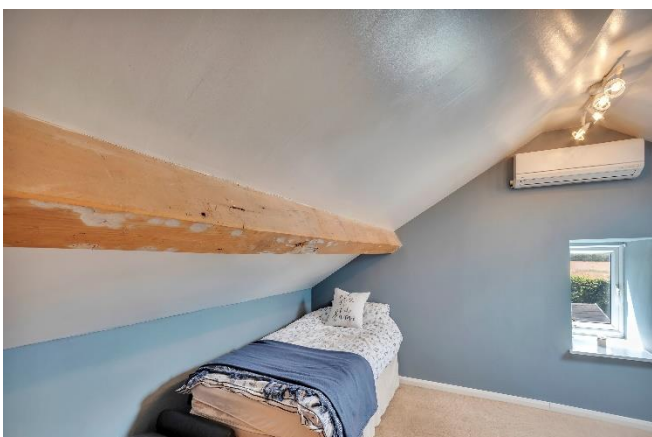


Staircase from first floor landing to second floor landing with double glazed rooflight

Bedroom 3 a good sized room with some restricted headroom, air conditioning unit, double glazed Velux rooflight, double glazed window to the side, exposed ceiling timbers.



Bedroom 4 again a good sized room with restricted head room, fitted oak wardrobes to one side, Velux roof light, double glazed window to the side, air conditioning unit, exposed ceiling timbers



Also situated from the second floor landing is a useful small cloakroom with WC and wash handbasin.

Outside

The property is approached over a long gravelled driveway which leads to a large parking and turning area with plenty of room for several cars to the rear of the property.

There is a good sized lawned area of garden with covered brick built barbecue with chimney and roof



There are numerous outbuildings including double wooden garage, gym with air conditioning unit and store. Adjoining twin stable block, large barn and separate brick built stores housing a log store and boiler





To the south side of the property is a paddock which extends to approximately 2.5 acres with water feed.



The Local Area

Quina Brook House is located in the hamlet of Quina Brook approximately 3 miles north of Wem on the main B5467 to Whitchurch.

The market towns of both Wem and Whitchurch are a short drive away where there are excellent doctors, dentists, schools and independent shops, as well as a supermarkets and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Chester are within easy reach, and there are rail links directly from Wem, Prees and Whitchurch Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

D

Local Authority

Shropshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Services

Mains water, and electricity, septic tank drainage. Oil fired central heating

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

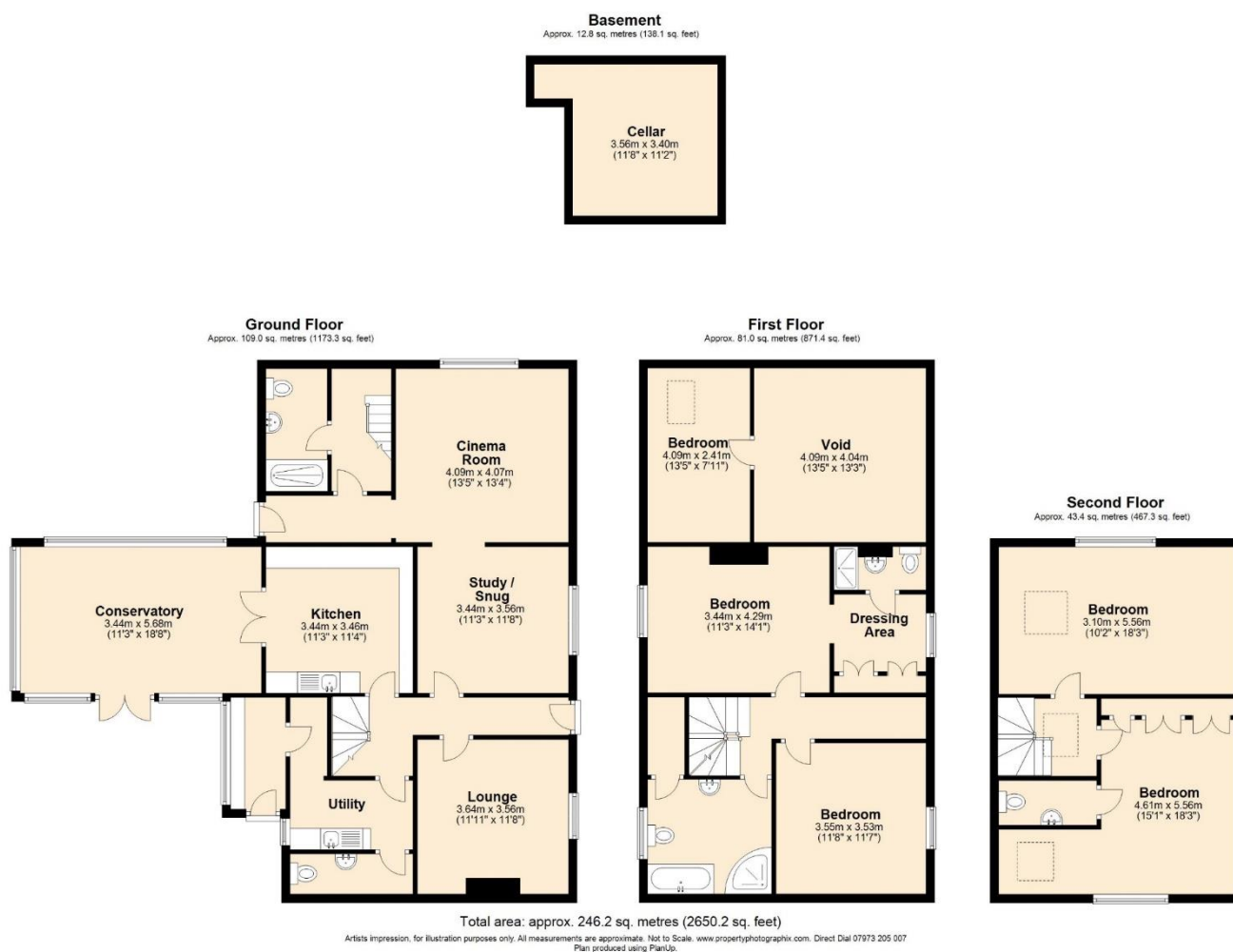
MORTGAGE ADVICE

Floorplan

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors



Agent's Notes

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