



Ferndale
Weston Lullingfields, Shropshire

Ferndale,
Weston Lullingfields,
Shrewsbury SY4 2AW

A wonderful period five-bedroom family home with grazing land and equestrian facilities set in around 3.85 acres.

Baschurch 2.5 miles, Ellesmere 7 miles, Shrewsbury 11 miles, Oswestry 12 miles (distances are approximate)

Ferndale is situated in the sought after North Shropshire village of Weston Lullingfields which has a primary school, village hall and church. Nearby, Baschurch provides excellent local amenities with shops, a Post Office, primary and secondary school and GP surgery.

The market towns of Ellesmere, Shrewsbury and Oswestry are all within easy reach and provide extensive shopping, social and leisure facilities.

There are excellent state and private schools nearby including Weston Lullingfields Primary, The Corbet School, Adcote, Packwood Haugh, Ellesmere College, Moreton Hall, Oswestry School and Shrewsbury School.

The A5 and M54 are within easy reach providing access to Chester, Birmingham and Manchester. Yorton railway station (six miles) allows for links to London via Crewe/ Shrewsbury.



Accommodation

Originally two farm cottages, this spacious house has been thoughtfully renovated and modernised throughout whilst retaining the traditional character and period features including original beams and fireplaces. The property is well suited to outdoor living and an equestrian lifestyle with a large utility, hallway, boot room and a downstairs shower room with WC.

The large airy kitchen living area has a two-oven electric AGA with integrated two-oven module, a breakfast bar, and large range of fitted units including two integrated Fisher & Paykel dishwashers and a wine fridge. This room is open plan into the bright dining room which has bifold doors out onto the patio which is perfect for entertaining.

The timber frame porch to the front of the house leads into an entrance hall off which is a cosy sitting room with log burner, exposed brick and beams. The home office is kitted out with electric and phone sockets and is self-contained with a separate entrance and a WC.

The stairs lead to the five double bedrooms; the master bedroom has a study off which could be used as a dressing room, it also has plumbing for use as an en-suite. The large family bathroom has a walk-in shower and freestanding bath and there is a further shower room with WC at the opposite end of the landing.

Outside

Ferndale is an excellent equestrian property benefitting from approx. 3 acres of well fenced grazing paddocks, a large barn with stabling, a 25m x 40m sand and fibre outdoor arena and great hacking in the beautiful local countryside. The land extends directly from the rear of the house from which there are stunning views across to the Shropshire and Welsh hills.

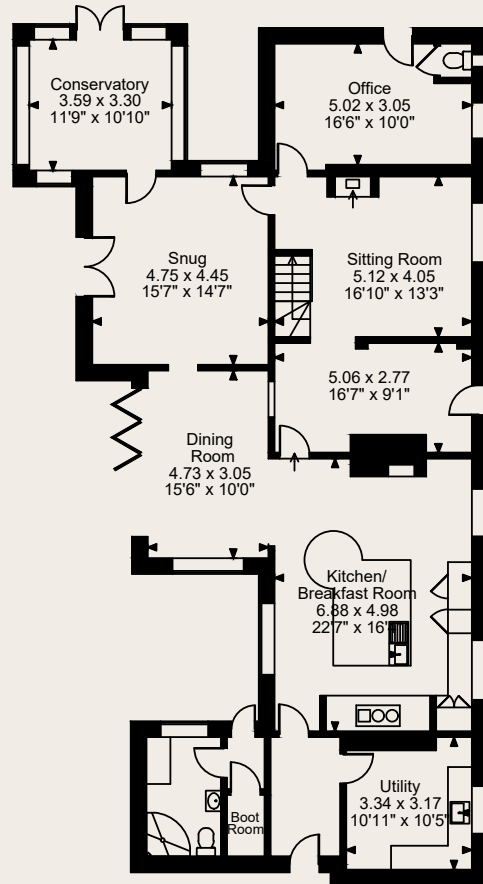
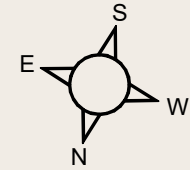
The barn accommodates six looseboxes, has a hayloft/mezzanine floor with a large, covered area available for storage. There is a concrete yard apron and hard standing for parking multiple vehicles. There is a 4KW solar panel system installed on the roof registered for FIT payments. A further useful outbuilding currently houses dog kennelling and a games room.

The well-established garden has several mature trees and flower beds with a large lawned area.

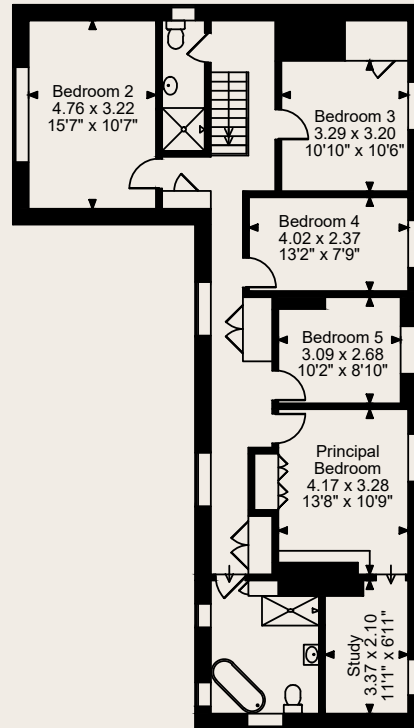


Ferndale Cottage, Weston Lullingfields, Shrewsbury

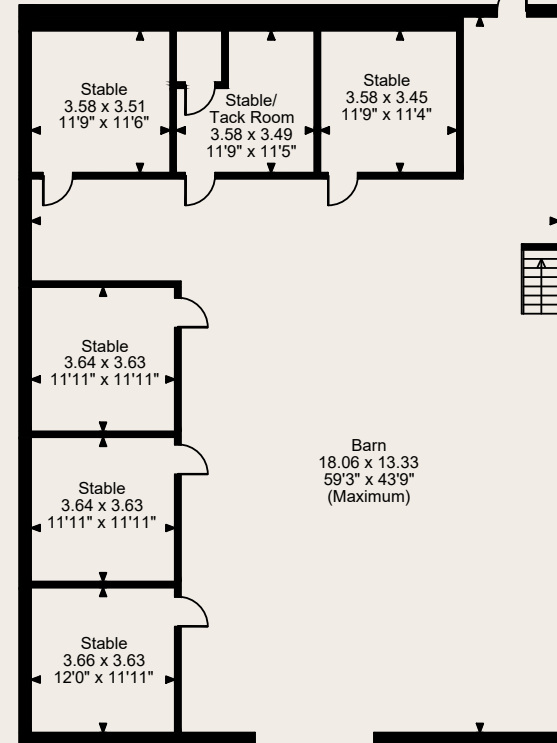
Approximate Gross Internal Area
Main House = 2902 Sq Ft/270 Sq M
Barn/Stable = 2910 Sq Ft/270 Sq M
Outbuilding = 246 Sq Ft/23 Sq M
Total = 6058 Sq Ft/563 Sq M



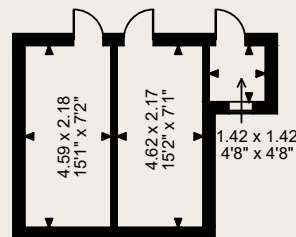
Ground Floor



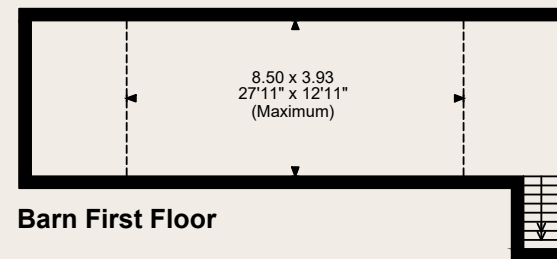
First Floor



Barn Ground Floor



Outbuilding



Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height





General

Services: Mains water, electricity and drainage, solar panels, electric AGA, oil fired central heating, and log burner.

EPC rating: D

Council Tax: Band F

Local Authority: Shropshire Council.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Boundaries: The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining any ownership of boundaries, roads, hedges or fences.

Broadband Speed: We understand that superfast broadband is available at this property.



Directions

Please do not follow SatNav to the property. From Baschurch, enter the village of Weston Lullingfields and pass the church on your right hand side. Ferndale is the fourth property on the right hand side.

What3words to the driveway:
[///skylights.type.defend](https://www.what3words.com/skylights.type.defend)

Viewing

Strictly by confirmed appointment with the vendor's agents by phone 01939 260302.

Agent note: Please be aware that this property belongs to the company director of Williams Round.

IMPORTANT NOTICE: Williams Round Ltd gives notice that these particulars do not constitute a contract or an offer or part thereof. All information, descriptions, plans and photographs are only for guidance and should not be relied upon as statements of fact. All measurements, distances and areas are approximate and not necessarily to scale. Any prospective purchaser must wholly satisfy themselves of the accuracy of the information within the particulars by inspection or otherwise. Williams Round Ltd does not have any authority to give any warranties or representations whatsoever in relation to this property, nor can it enter into any contract on behalf of the Vendor. Williams Round Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken May 2024.

Williams Round Ltd

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