



Wright Marshall are pleased to offer potential buyers the opportunity of purchasing a genuine smallholding in the North Shropshire Countryside which includes a three bedroom farmhouse, a range of outbuildings and approximately 7.65 acres of gardens and grounds.

INTRODUCTION

Salisbury House offers potential buyers the opportunity of purchasing a genuine smallholding in the North Shropshire Countryside which includes a three bedroom farmhouse, a range of outbuildings and approximately 7.65 acres of pasture land.

At ground floor level the accommodation opens through an ornate covered porch into the Hallway with a splendid Minton tiled floor and pitch pine staircase with side panelling. Off the Hallway is a generous size Living Room with an impressive marble period fireplace and large bay window providing plenty of natural lighting. Opposite is an equally proportioned room, previously used as a Dining Room and in addition benefits from a fabulous marble fireplace with tiled hearth and large bay window. The spacious Kitchen/Diner is positioned to the rear with the Inner Hall off, large Pantry/Utility Room and lean-to Vestibule. On the first floor there are three large double rooms, all with original fireplaces, box room and spacious bathroom having a 4 piece suite.

Externally, situated to the rear of the property, are a range of useful outbuildings having potential to convert into further living accommodation (subject to the necessary planning consents), the large garden area is situated to the front of the property having gravel driveway and extensive parking area. The grounds and gardens extend to a total of 7.655 acres, with the land currently divided into three separate fields of excellent pasture land.

LOCATION

The property is situated in the rural hamlet of Stanley Green, Whixall, some 4 miles from the market towns of Whitchurch and Wem and some 16 miles away from the county town of Shrewsbury.

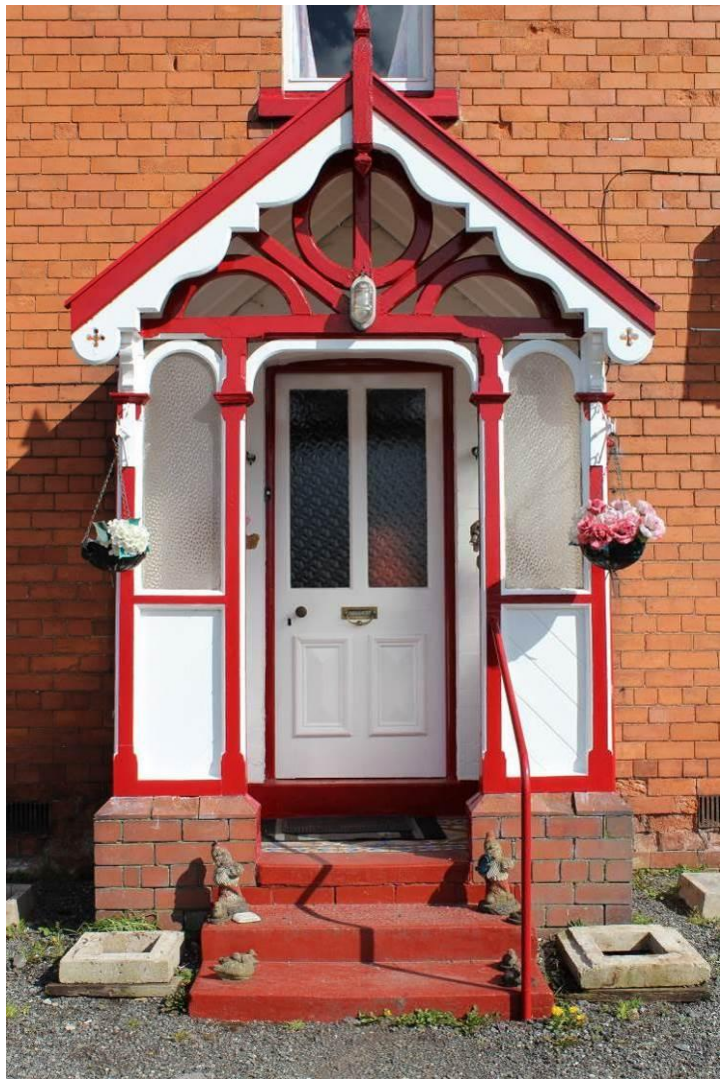
The area enjoys good road links via the A49/A41 which is within a short drive connecting to the M53/M56 motorways to the north beyond Chester permitting daily travel to Liverpool and Manchester. To the south the A49 connects with the M54 allowing for ease of access to Telford, Wolverhampton and Birmingham.

THE ACCOMMODATION COMPRISES:

Steps leading up to:

ORNATE COVERED PORCH

Constructed of part brick and wood with slate roof having part obscure glazed windows, original Minton tiled floor and steps up to original hardwood entrance door with two glazed panels and brass letter box leading to:





ENTRANCE HALL

Incorporating dado rail, telephone point, pitch pine staircase rising to the first floor, original Minton tiled flooring, smoke alarm and double radiator with shelf above.

LIVING ROOM

14' 10" into bay x 13' 5" max (4.52m x 4.09m)

Having an ornate feature fireplace with marble inset and decorative tiled surround, open grate and mantle above featuring an ornate mirror with two shelves, large bay window to front aspect providing plenty of natural light with views across open countryside, coved ceiling, ceiling rose, picture rail and double radiator with shelf above.



DINING ROOM

15' 11" into bay x 13' 5" (4.85m x 4.09m)

Having an ornate feature fireplace with marble inset and decorative tiled surround, open grate with decorative tiled hearth and mantle above, large bay window to front aspect providing plenty of natural light with views across open countryside, coved ceiling, ceiling rose, television point and two double radiator with shelves above.



BREAKFAST KITCHEN

18' 9" x 9' 10" (5.72m x 3m)

Incorporating a range of oak effect fitted base units of cupboards and drawers and matching eye level wall units, extensive work surface including a small breakfast bar, stainless steel single drainer sink inset in worktop with tiled splash back, inset electric hob with extractor fan over, integrated Program 2000 electric oven, glazed fronted pantry cupboard with shelving, Euro Star oil central heating boiler, IFLO central heating and hot water timer, two windows overlooking rear vestibule, exposed beam, clothes maid, dado rail, door into understairs store cupboard, two fluorescent strip lights, quarry tiled floor and double radiator. Archway into:





REAR ENTRANCE HALL

With dado rail and quarry tiled floor. Door into Rear Vestibule. Door into:

PANTRY/UTILITY ROOM

10' 11" x 9' 2" (3.33m x 2.79m)

With matching eye level wall units, slate shelves on brick pillars, window overlooking Rear Vestibule, electric consumer box and part quarry tiled part concrete flooring.

REAR VESTIBULE

Having exterior door to Side Garden and Rear Courtyard, exterior tap, water pump, single glazed windows overlooking Courtyard, electric consumer box, light connected, concrete flooring and door into:

WC

With low level WC and light connected.

STAIRS AND LANDING

A generous size landing with spindle balustrade providing access to all rooms. Having large window to front aspect with views across open countryside, coved ceiling, dado rail and single radiator.



BEDROOM 1 (FRONT)

13' 5" x 12' 10" (4.09m x 3.91m)

With original painted fireplace, large window to front aspect with views over open countryside and double radiator.



BEDROOM 2 (FRONT)

13' 5" x 12' 10" (4.09m x 3.91m)

With original painted fireplace having tiled hearth, large window to front aspect with views over open countryside, three door fitted wardrobe, fitted workbench and double radiator.

BEDROOM 3 (REAR)

12' 7" x 10' 10" (3.84m x 3.3m)

With original painted fireplace, window to rear aspect, a range of fitted wardrobes and double radiator.



BOX ROOM (REAR)

6' 10" x 4' 6" (2.08m x 1.37m)

Being in a perfect position to create an ensuite for Bedroom 3, the room comprises part obscure glazed window to rear aspect, part tiled walls, shelving, access to loft and vinyl flooring.



FAMILY BATHROOM

12' 8" max x 9' 10" (3.86m x 3m)

A large family bathroom incorporating a four piece suite including; panelled bath with tiled surround, part enclosed shower unit with tiled surround and Triton electric shower, pedestal wash hand basin and low level WC, Dimplex electric wall heater, two chrome towel rails, large airing cupboard housing foam insulated immersion tank with slatted shelving above with a further attached linen cupboard with storage above, window to rear aspect overlooking open fields, double radiator and vinyl floor covering.

EXTERIOR

The property is approached to the front through a wooden gate over a gravel drive which leads to the front of the property providing plenty of parking for numerous vehicles and is bordered by post and rail fencing with a pedestrian 7 bar gate into Field 1.

GARDEN

The principle garden is situated to the front of the property and is primarily laid to lawn whilst incorporating a former kitchen garden, a variety of shrubs and trees, all enclosed by mature hedging and post and rail fencing.

A 7 bar gate to the left side of the property leads to an additional side garden which is laid to lawn and includes a wooden garden shed, mature flower border and trees and door leading into the Rear Vestibule.

COURTYARD

A 7 bar gate, leading from the driveway, opens onto a brick laid courtyard which houses the oil tank and surrounded by numerous outbuildings including:

BRICK BUILT GARAGE

16' 3" x 8' 3" (4.95m x 2.51m)

With double wooden doors opening onto brick laid flooring with light connected.

BRICK BUILT STORE 1

Accessed from the rear with slate roof.

BRICK BUILT STORE 2

13' 0" x 8' 10" (3.96m x 2.69m)

Corrugated iron gate opening onto brick laid flooring with light and water connected, hay rack and slate roof.





STABLE

11' 11" x 10' 0" (3.63m x 3.05m)

Stable door opening onto brick laid flooring with water connected, hay rack and further stable door to rear elevation.

TWO STOREY BRICK BUILT STORE

Currently split into two stores with separate access as follows:

- Brick Built Store 3 - *13' 5" x 6' (4.09m x 1.83m)*

Brick laid flooring.

- Brick Built Store 4 - *13' 5" x 6' (4.09m x 1.83m)*

Brick laid flooring, grain shoot, archway into:

- Further Store - *13' 10" x 6' 2" (4.22m x 1.88m)*

Stairs rising to first floor hayloft which is split into two storage rooms and grain store.

FORMER WASH HOUSE

9' 11" x 8' 10" (3.02m x 2.69m)

With brick archway alcove and slate roof.

BRICK BUILT COAL STORE

4 BAY WOODEN FRAME LIVESTOCK SHED

36' 4" x 13' 0" (11.07m x 3.96m)

Part breezeblock part corrugated iron clad, incorporating further hay loft above two cattle stalls.

ATTACHED LIVESTOCK SHED

12' 3" x 11' 0" (3.73m x 3.35m)

Constructed of part breezeblock elevations with corrugated iron clad elevations.

FORMER PIGGERIES

42' 6" x 14' 6" (12.95m x 4.42m)

Split into 5 pigsty's leading on to a concrete area enclosed by post and rail fencing and a 7 bar gate.

2 BAY FIELD SHELTER

Constructed of wooden frame and clad in corrugated iron.



THE LAND

Salisbury House is surrounded by excellent pasture land and is currently split into three fields which are all enclosed by mature hedging and are split as follows:

Field 1 (to include farmhouse, garden and pasture) - *approx. 2.518 Acres (1.01 ha)*

With twin 6 bar gates providing good road frontage, pedestrian gate leading onto the driveway and water supply.

Field 2 - *approx. 1.966 Acres (0.96 ha)*

With water supply.

Field 3 - *approx. 3.123 Acres (1.26 ha)*

SERVICES

Mains electricity and water are connected. Private drainage. Oil Central Heating.

TENURE

Freehold. This should be verified prior to legal commitment to purchase.

VIEWING

Strictly by appointment with the Agents' Whitchurch Office on 01948 662281.

SALE PARTICULARS AND PLAN/S

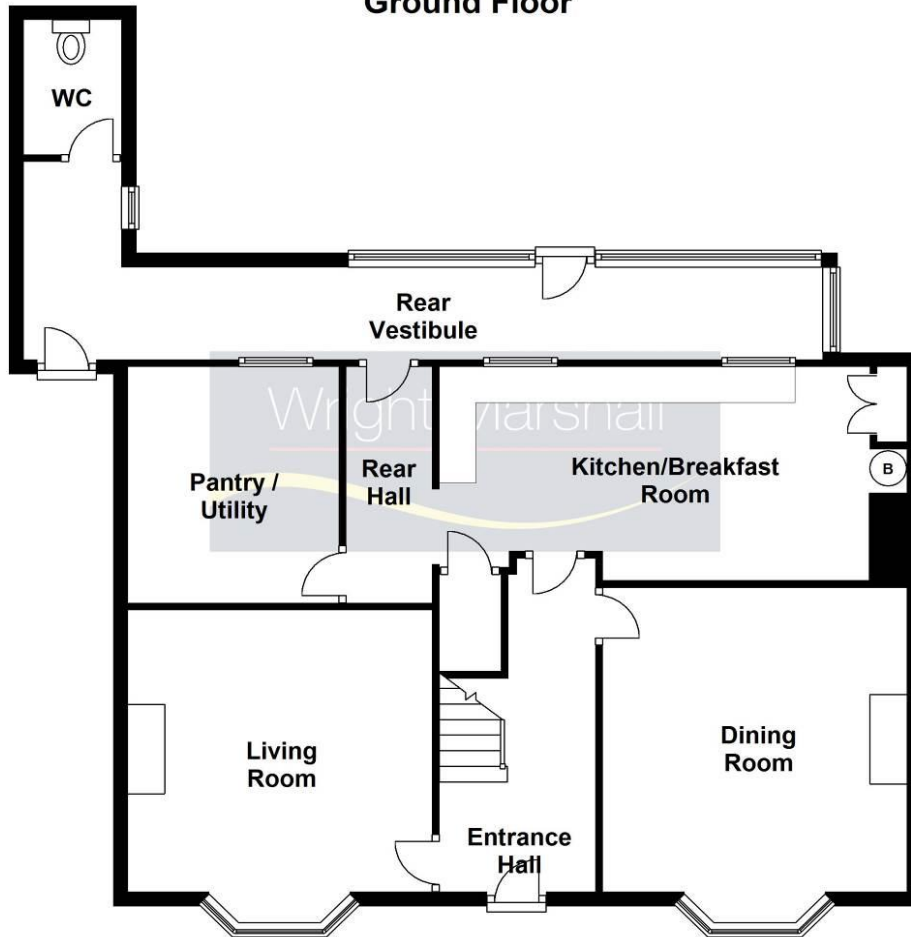
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MARKET APPRAISAL

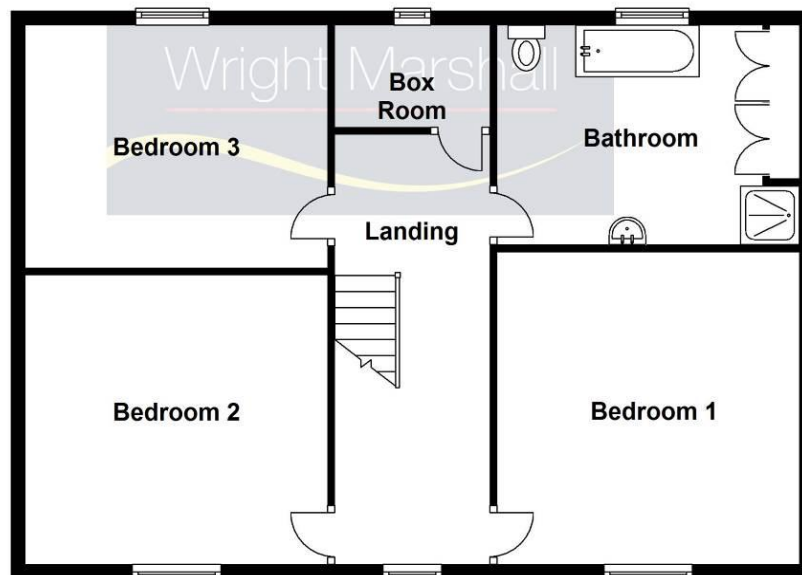
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



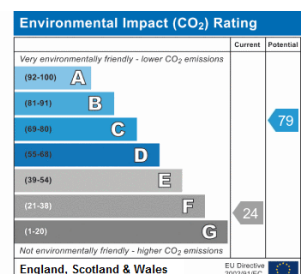
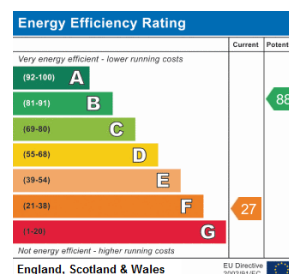
Ground Floor

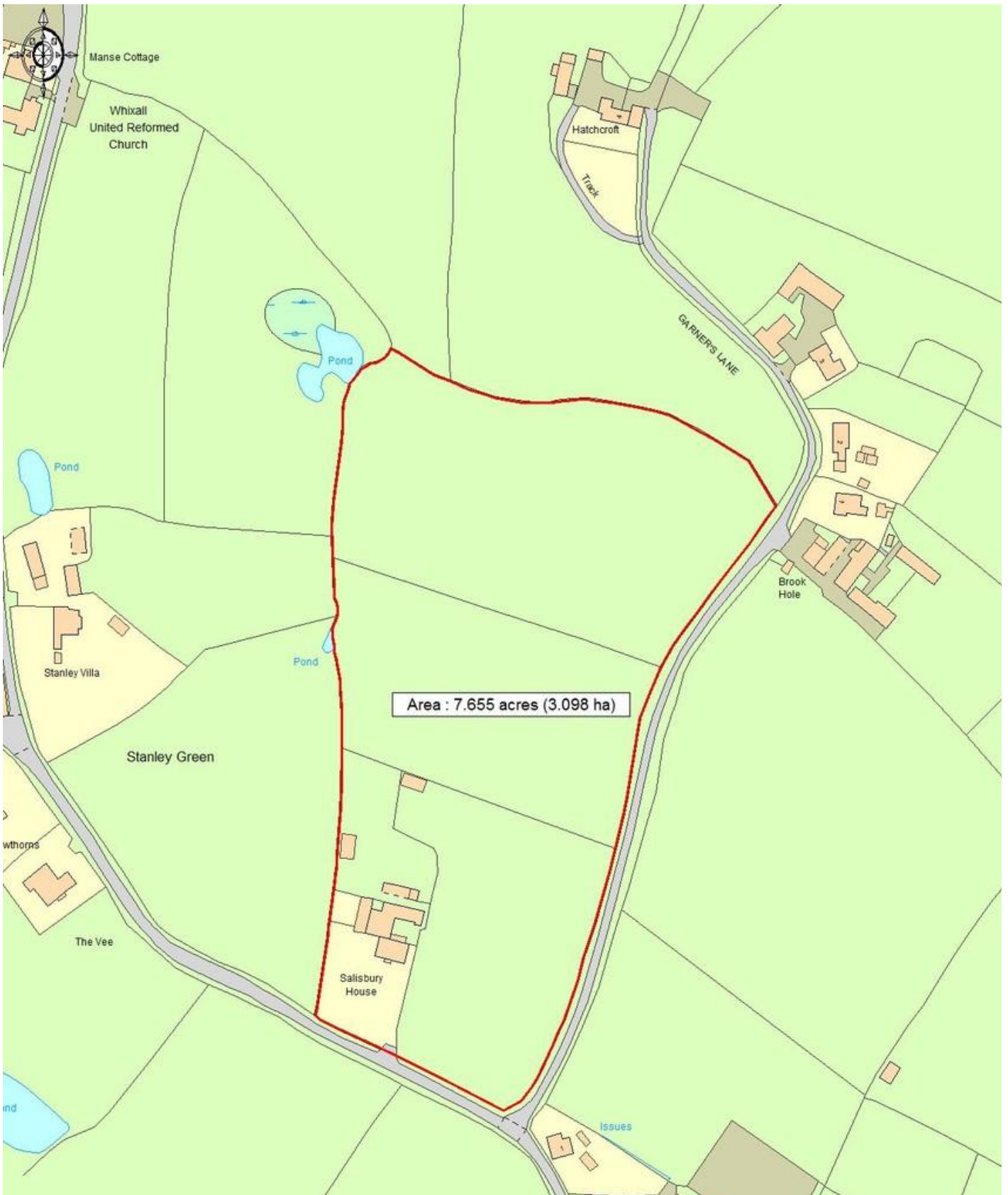


First Floor



EPC BAND F





16 Watgate Street, Whitchurch,
Shropshire, SY13 1DX

www.wrightmarshall.co.uk
whitchurch@wrightmarshall.co.uk
01948 662281

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements