



Upper Farm, Woolston

Church Stretton, Shropshire, SY6 6QD

In the beautiful hamlet of Woolston, close to the thriving village of Wistanstow is this period Farmhouse, with Gardens and adjoining Paddock of about 2 acres. Situated close by is a two storey Stone Granary. Within the grounds are Upper Farm Barn a detached one bedroomed cottage and Goosepond also with one bedroomed accommodation both offering potential income.

Farm House EPC F, Upper Barn EPC D, Goosepond EPC C

Offers In The Region Of: **£695,000**

A lovely period farmhouse situated in the pretty hamlet of Woolston is in an Area of Outstanding Natural Beauty (AONB). Upper Farm offers character accommodation over four floors. Within the grounds are Upper Farm Barn a detached one bed roomed cottage and Goosepond also with one bed roomed accommodation both offering potential income. To the front of the property is a 2 storey stone Granary with a versatile room above. There are Gardens and a Paddock amounting to approx 2 acres.

The popular Market town of Church Stretton is around 4 miles away and has a good range of shops and amenities including doctors, dentists, Good Ofsted schools and also boasts a mainline train station. The town is also popular with walkers, cyclists and outdoor enthusiasts due to its direct access onto the Shropshire Hills. 10 miles south lies the beautiful Georgian town of Ludlow with its castle, arts festivals and a plethora of award-winning restaurants. The County town of Shrewsbury is around 16 miles away and hosts an abundance of High street stores and independent shops.

UPPER FARM HOUSE

Entrance Door to Reception Porch With tiled flooring. An oak half glazed door leads through to

Reception Hall With tiled flooring and radiator. Centre light and wall lights. A door leads down to Cellar.

Doors lead off to

Sitting Room With feature stone fireplace with Clearview stove. Part exposed stone walling and pine flooring. Radiator. Centre beam. Wall lights. Bay window to the front.



Dining Room With large inglenook fireplace inset with cast iron multifuel having heavy beam over. Cupboard to side and shelving to the other. Tiled flooring. Radiator. Window to the front.



An oak half glazed door then leads through to

Kitchen/Breakfast Room A spacious room with a Series 6 electric AGA. Trianco Redfyre oil fired central heating boiler. Stainless steel sink unit with double bowl and mixer tap. Radiator. Windows on 2 elevations overlooking the garden. Stable door to garden.

A door to

Utility With plumbing connections for washing machine. Tiled flooring and part exposed stone walling. Radiator. Glazed window to the rear.

A door from the Hall leads to the

Cellar With steps down, leading to the Cellar, directly underneath the Living Room.

A staircase leads to First Floor Landing with Study Area and window to the front. Doors lead off to

Bedroom 1 With fireplace and radiator. Window to the front.



Bedroom 2 With fireplace and radiator. Window to the front.

Archway leads to Inner Lobby with door off to

Bedroom 3 With centre light and radiator. Window to the rear.

Shower Room With quadrant shower, hand basin and WC. Radiator. Chrome towel rail. Window to the rear.

Bathroom A spacious room with roll top bath and claw bath. Walk in shower, hand basin and WC. Windows to 2 elevations. Linen Cupboard with insulated hot water tank.

A staircase leads to Second Floor Landing with Velux up and over window. Doors lead off to

Attic Room 1 With centre light. Access to eaves storage. Window to gable.

Attic Room 2 With exposed ceiling timbers. Access to eaves storage. Window to gable.

Approached off the driveway is a

Stone Granary Housing Workshop/Garage/Office (with restricted depth) 2 double opening doors. Power and light points. Door to

Office Space With power and light points. Window to the front.

Above the Granary stone steps lead up to

Studio With centre lights, power points. Part exposed stone walling. 2 velux windows and window to gable.

Outside The property is approached off the quiet lane through double entrance gates to a tarmac parking and turning area where there is located the Garage. There is an area of lawn with flower borders to the front of the house. There is a wide gravelled pathway to the rear of the property with steps leading up to area of lawn.

Upper Farm, Woolston, Church Stretton, Shropshire, SY6 6QD



Situated adjacent to the main house are the 2 cottages

UPPER FARM BARN Entrance door to very spacious

Open Plan Kitchen/Living Room With stone flagged flooring. Windows to the front. French doors to the rear.



Kitchen Area Having a stainless steel sink unit, double bowl. 4 ring hob and built in oven below. Exposed ceiling trusses.

A door leads through to

Bedroom With exposed ceiling trusses. Stone flagged flooring. Window and door to the front.

Flagged steps lead up to Lobby Area with oil fired central heating boiler. Window and door to

Bathroom With panelled bath with shower over, hand basin and WC. Stone flagged flooring with under floor heating. Radiator. Obscured window to the front.

Outside A flagged pathway leads round to the rear of the Barn where there is small terraced area with steps leading up to small area of lawn and further terrace.

A second vehicular access leads to the let properties on to a large concrete parking area. Steps lead up to Upper Farm Barn and also to

GOOSEPOND Having accommodation of

Covered Entrance Door to

Open Plan Kitchen/Living Room With tiled flooring. Heat resistant work surface with stainless steel sink unit with mixer tap. 4 ring ceramic hob with built in oven below, extractor fan and canopy above. Windows to 2 elevations. A door leads through to

Bedroom With tiled flooring and centre lights. Built in double wardrobe. Door to

Bathroom With panelled bath with shower over, hand basin and WC. Tiled flooring. Heated chrome towel rail. Window to the side.

Services We understand that mains electricity is connected. The properties have both mains and private water supply. Private drainage. Both Upper Farm Barn and Goosepond have under-floor heating.

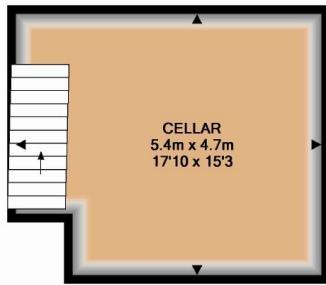
Tenure We understand that the property is Freehold.

Local Authority Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND Telephone 0345 678 9000.

Viewing By appointment with the agents on 01588 672728.

Directions From Craven Arms proceed north on A49 for approx 1.5 miles turning left towards Bishops Castle by Jewsons Builders Merchants. Turn right under the railway bridge into Wistanstow. Continue through the village to the crossroads and turn left to Woolston. Proceed on this lane into Woolston turning left in the hamlet and the property will be seen after a short distance on the right.

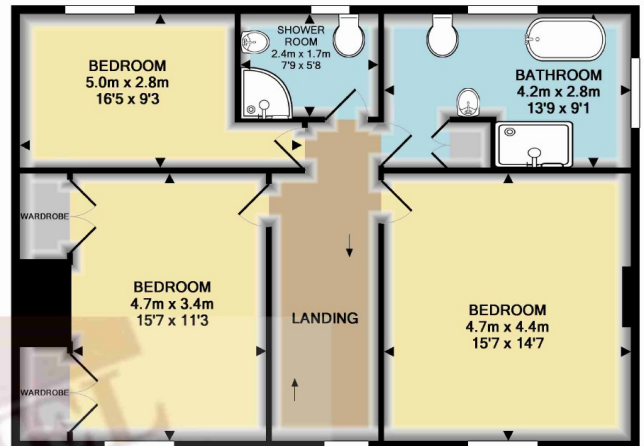
Out of Office Enquiries Please contact Anthony Wood on 01588 673890.



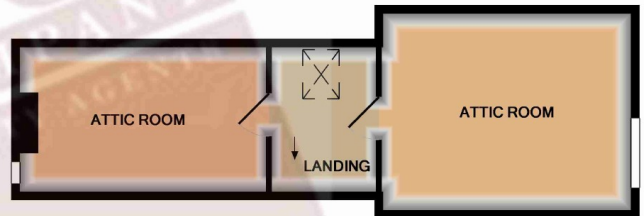
CELLAR
APPROX. FLOOR
AREA 24.3 SQ.M.
(261 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 83.8 SQ.M.
(902 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 79.0 SQ.M.
(850 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 31.8 SQ.M.
(343 SQ.FT.)

TOTAL APPROX. FLOOR AREA 218.9 SQ.M. (2356 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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