



Lower Vessons Farm

Haberley ~ Pontesbury ~ Shropshire ~ SY5 0SQ



Lower Vessons Farm, Habberley, Pontesbury, Shropshire, SY5 0SQ

- Lower Vessons is situated in the beautiful Shropshire Hills Area of Outstanding Natural Beauty, commanding outstanding views from all aspects.
- Lower Vessons Farm is available as a whole or in lots, in total set in approximately **38 acres (15.37 hectares)** with flexibility over the amount of land included
 - The property includes a traditional Grade II listed detached farmhouse, a tennis court, ménage, and productive pasture land.

As a whole:

*Lower Vessons Farmhouse
set in approximately 38 acres*

Lot 1:

*Lower Vessons Farmhouse
set in approximately acres 19
With ménage and tennis court*

Lot 2 :

19 acres of productive pastureland



The House

A most attractive Grade II listed detached farmhouse with four/five bedrooms set in a private and rural location. The house is of brick construction with a tile roof and tiled rear wall, with a lead roof garden room taking in the far reaching views.

The ground floor comprises an entrance hall with access to the first floor stair case and the cellar. The entrance hall leads into a large sitting room with an inglenook fireplace housing a log burner. The sitting room has access into the garden room and the large kitchen diner with a traditional farmhouse kitchen including a double AGA and fitted wooden units with a Belfast sink. Behind the kitchen is useful utility with further fitted units. To the rear of the property and with access from the kitchen/diner is rear porch with a separate boot room and a WC/shower room. Also accessed from the main entrance hall to the left is the study, which leads into a conservatory also with access from the kitchen.

The first floor of the property has a large landing leading to three double bedrooms and a generous and well appointed family bathroom.

The third floor has a sitting room or bedroom with a further open plan bathroom and double bedroom.

The property has oil fired central heating from the AGA.

The property is connected to a private water supply located on land that is to be retained by the vendor. There will be a right of access to a sub metered water supply, granted for 2 years to allow time for a bore hole to be installed and connected to the house. There is a private septic tank and soakaway contained within the land offered for sale.

Services:

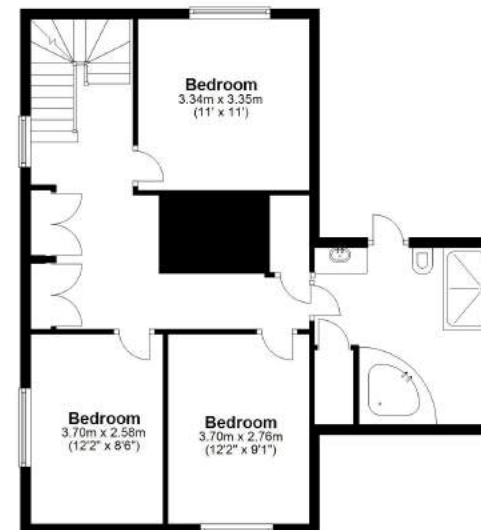
Mains Electricity ~ Private Water ~ Septic Tank Drainage

EPC Rating: N/A ~ Council Tax Band: E

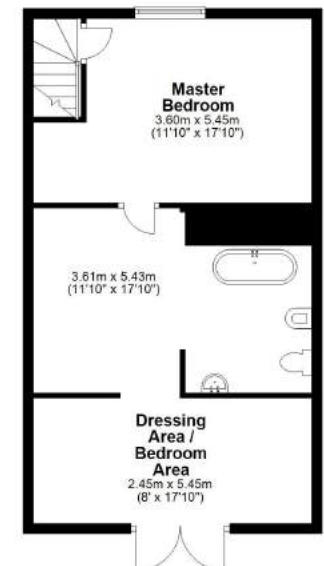




First Floor



Second Floor



The Land - The property benefits from being set in a total of 38 acres of productive pastureland, but with flexibility on how much is to be included in the sale.

Lot 1

Lot 1 is a ring fenced parcel of approximately 19 acres that includes six fields with access to the track and to the house, ménage and tennis court. The land is ideally suited for equestrian use, with excellent pasture land and a ménage. There is excellent access to hacking country and bridleways. The boundary fences are of livestock fencing with mature hedges and trees in places.

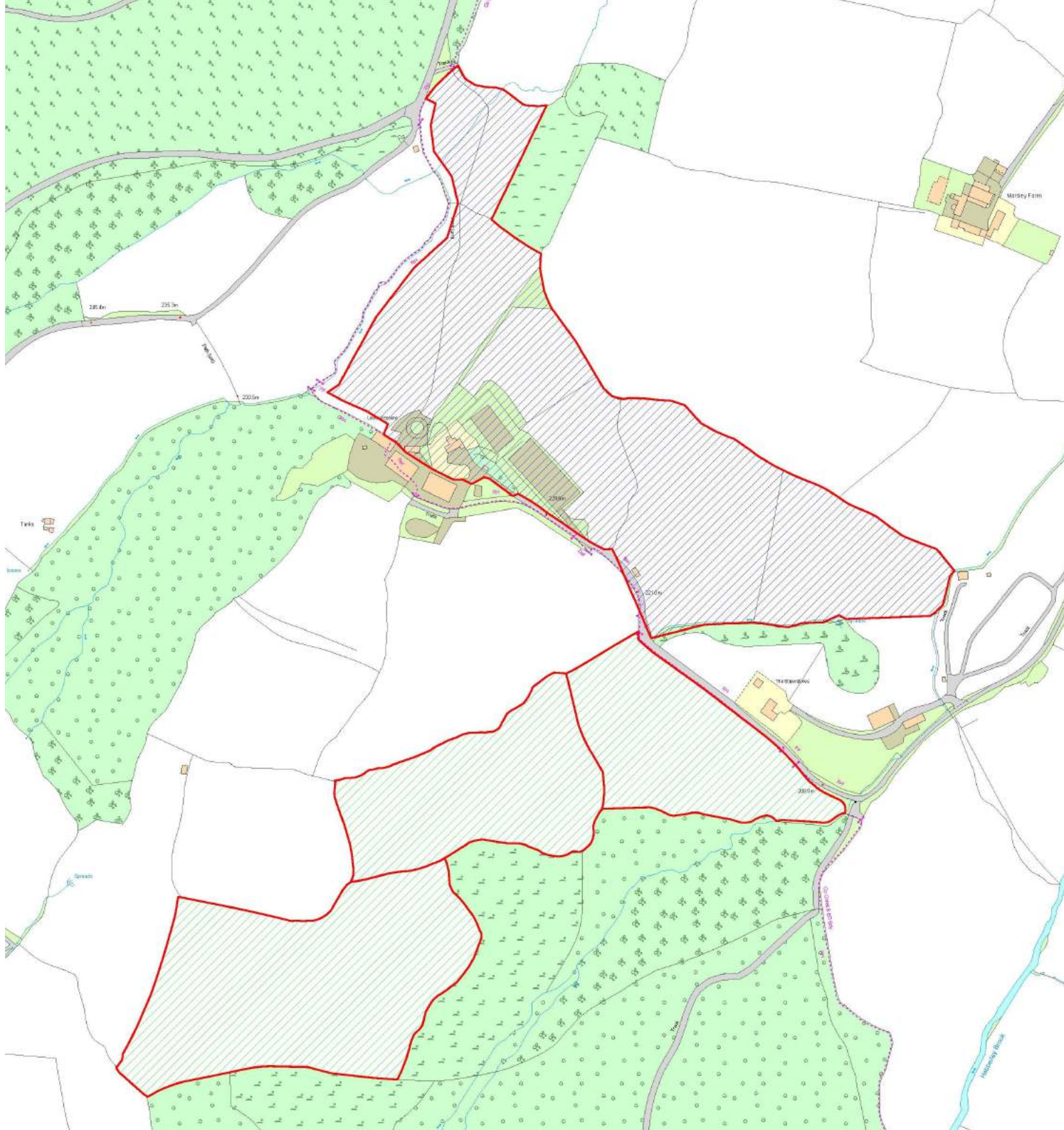
There is a water supply and field troughs to most of the fields both natural water and from the bore hole. This is excellent grazing land and much of it is suitable for mowing. The boundary fences are of livestock fencing with mature hedges and trees in places.

Lot 2

Lot 2 is an additional parcel of land that can be made available to the purchaser of lot 1, or separately available. The land lies across the access track to Lower Vessons Farm from lot 1 but is easily accessible. This makes for an excellent additional parcel of land for a small holding and equestrian use.

The land is all permanent pasture and is productive grazing land and suitable for mowing. The land is ring fenced with livestock fencing and mature hedge and trees in places. There is a water supply to the land from a brook.





Lot 1 (blue)

Lower Vessons Farmhouse
set in approximately 19 acres with
ménage and tennis court

Lot 2 (green)

19 acres of productive pastureland



Facilities

The property benefits from having fantastic facilities for leisure and equestrian use, with much potential for further facilities to be installed, for example outbuildings and stables.

Ménage

To the south west of the house and with direct access off the access track is a ménage that is approximately 60 meters by 25 meters. The ménage has wooden post and rail fencing and has been utilised for the training of top flight showjumpers.

Tennis Court

The property has the benefit of a tennis court to the west of the property adjoining the garden. The tennis court has a surrounding tall metal and mesh fencing and has a tarmac surface.

Garden

To the front of the house is a large yard with ample parking, and a series of ground and raised borders and a gravel path leading to the front door.

To the sides and rear of the house are large gardens with a combination of borders and mowed lawns and gravel and paved pathways. To the north of the property , with access form the garden is an orchard containing productive fruit trees and further open lawns.

Country living at its finest...

- *Detached 4/5 bedroom property*
- *Traditional Grade II listed farmhouse*
- *Set in approximately 38 acres*
- *Desirable and private location*
- *Excellent property for entertaining*
- *Large garden*
- *Far reaching views*
- *Ménage*
- *Tennis court*
- *Productive grassland*
- *Large yard with ample parking*
- *Access to amenities of Pontesbury*
- *Long drive*
- *Excellent equestrian property*



Location

This is an opportunity for the purchaser to live in a fantastic rural and private property with a tremendous amount of space for family and livestock to utilise.

Lower Vessons Farm has the benefit from being rural but accessible to following:

- Pontesbury - 3 miles
- Shrewsbury - 12 miles
- Ludlow - 25 miles

Lower Vessons Farm benefits from access to an excellent array of state and private schools, both prep and senior schools, to name but a few:

- Shrewsbury School - 12 miles
- Wrekin College - 20 miles
- Moreton Hall—27 miles



Further Information

Easements, Wayleaves and Rights of Way - The property is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

Method of Sale - The property is offered for sale by private treaty and is available as a whole or in two lots.

Boundaries - The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

Sporting, Timber and Mineral Rights - All sporting rights, including shooting rights, timber and mineral rights as they are owned are included in the sale.

Services - The services for the property are outlined within the particulars.

Tenure - The property is available on a freehold basis with vacant possession on completion.

Floor Plans - All floor plans are artists impressions, for illustration purposes only. All measurement are approximate and not to scale. www.propertyphotographix.com. Plans produced using PlanUp.

EPC Rating & Council Tax - For the EPC Rating and Council tax band please see within the text. Lower Vessons farmhouse is a listed property, therefore exempt for the need for an EPC .

Local Authority - The property falls within the Shropshire Council boundary. Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND Tel: 03456 789 000

Access - A right of access with shared maintenance responsibility will be granted with the sale of Lower Vessons Farm along the access drive from the adopted road for vehicular and pedestrian use.



Viewing arrangements

Viewing of the property is strictly by appointment
only through Roger Parry & Partners LLP:

Please contact :

Peter Daborn BSc (Hons) MRICS

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

peter@rogerparry.net

01743 343 343



Important Notice:

1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.
6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.