



Pen Y Wern
Nesscliffe | Shropshire.

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Pen Y Wern

Pentre, Nesscliffe,
Shrewsbury, Shropshire, SY4 1BP.

A pristine contemporary seven bedroom family home (or two self contained units), with Stables, Outbuildings and approx 6 acres.

- GF: Entrance Hall, Porch, 2 Sitting Rooms, 7th Bed & En suite, 2 Kitchens, Utility, Dining Room, Drawing Room, Conservatory, WC.
- FF: 6 Dble Beds, 6 Bathrooms (3 En Suite), Boarded Attic.
- Can split to 4 Bed Main House, with a 3 Bed self contained Annexe.
- Well planned & equipped Equestrian Facilities inc:
 - 3 Foaling Boxes & 3 Stables (scope for more), Tack / Feed Room, Hay Loft.
- Spacious Yard Area with separate Horse Box Entrance.
- Open Fronted Barn, Four Garages, Large Gardens & Patio areas.
- Numerous P & R fenced Grass Paddocks, with automatic drinkers, Pond.
- Considerable options for income potential sub to PP's.
- About 6 acres (up to 15 acres further by sep. neg.)

Nesscliffe 2m | Shrewsbury 10m | Oswestry 11m
Telford 25m | Chester 35m | Birmingham 58m
Liverpool 63m | Manchester 76m.



Situation

Pen Y Wern is located in secluded position down a long drive with far reaching views although it is only a short distance from the village of Nesscliffe, which offers a range of day to day amenities with its own public house, village shop/post office and primary school. Nearby Shrewsbury and Oswestry provide an excellent array of shopping facilities as well as recreational, educational and employment opportunities.

A number of highly-regarded public schools are close by, including Ellesmere College, Shrewsbury School, Shrewsbury High School for girls, Packwood Haugh and Moreton Hall, as well as a number of popular state schools.

There are excellent road and rail connections with the M54/A5 to the south the M56 to the north and the M6 to the east. Birmingham, Manchester, Liverpool and East Midlands Airports are all within a reasonable drive.

In North Shropshire there are excellent outdoor recreational opportunities including lovely walks and rides through the surrounding countryside. There are golf courses at Shrewsbury, Oswestry and Hawkstone Park.

Furthermore equestrian enthusiasts can enjoy local Hunting with North/ South Shropshire or Sir Watkins Williams Wynn Hunts & Horseracing at the nearby Bangor on Dee, Ludlow or Chester Racecourses.

Description

Pen y Wern was built in the 1970s and is constructed of brick under a tiled roof. The house is extremely well presented with all renovation and maintenance been carried out to a very high standard whilst still maintaining a wonderful family feeling. The kitchens in the house are



less than three years old as well as a couple of the bathrooms and the Aga has been completely updated.

A particular feature of the house is its ability to be used either as a seven bedroom house or as a main house with four bedrooms and three bathrooms supported by an annexe with three bedrooms, three bathrooms, a reception room and a kitchen. This can be particularly useful for guests staying, older children / relatives, grooms accommodation.





Externally

The house is approached down a front private tree-lined drive to a large gravel parking area in front of the house; there is a useful secondary entrance for horsebox access to the Stable Yard. Beside this to the side and rear of the house is a garden with lawns, shrubs and tree borders.

Stables & Outbuildings

Outside there are several outbuildings, including a new open fronted barn (30' x 30') and 4-bay garage. Adjoining the garaging is the Stable Yard including 3 loose boxes and 3 foaling boxes, Tack Room and a Hay Loft. All the stables and garages have been re-roofed within the last five years.

Land

The stables open up onto grass post and rail fenced paddocks, equating to 6 acres being sold with the property, all with automatic water drinkers, which cross the drive and swing round in front of the house. There are two further paddocks, equating to a further 15 acres with water supply available to purchase by separate negotiation.



