

Barbers

Grange Farm, Northwood, Shrewsbury, SY4 5NP

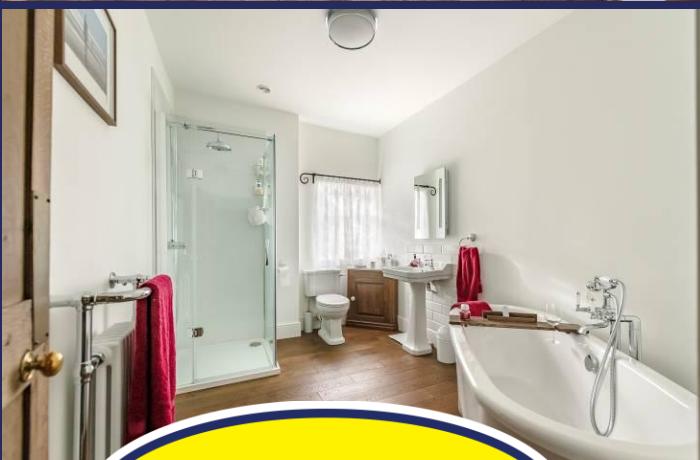




Grange Farm is a beautifully restored Farm House set within grounds of approximately 1.5 acres, including a paddock. The property has been refurbished throughout and now provides a most impressive country home. The accommodation totals approx. 2,000 sqft and is entered through a Porch into the spacious Entrance Hall having underfloor heating. Off the Entrance Hall is the Lounge having an attractive Inglenook fireplace with a Clearview Log Burner along with underfloor heating. Upon entering the Kitchen, the Dining Room is found to the side of the property with feature fireplace, both of these rooms benefit from underfloor heating. The stunning Kitchen has a wonderful exposed beam to ceiling and has been refitted with solid wood units and Dekton composite stone work tops; a feature Inglenook with rangemaster cooker, integrated fridge and dishwasher along with a useful walk-in pantry. Off the kitchen/breakfast area is a doorway leading to the Study with window overlooking the garden. To the rear of the Kitchen is a doorway leading through to the Rear Hall where there is a rear access door along with a cloakroom and utility room. The stairs from the Entrance Hall ascend to the first floor galleried Landing. The Master Bedroom benefits from an en suite Shower Room. Off the landing there are two further double bedrooms, one of which benefits from built in wardrobes, and both rooms have exposed timber floor boards. The bathroom has been refurbished to a luxurious standard having exposed timber floor boards, free standing roll top bath, shower cubicle, WC and wash hand basin.



*Externally the property has an extensive gravelled driveway sweeping around the property and providing copious amounts of parking. The gardens are laid predominantly to lawn and feature a "wild garden" section with a pond, a productive vegetable garden with large timber greenhouse, and a generous paved patio area close to the rear door. Off the garden there is a gate leading to the paddock which we believe is just under an acre. There is also a large outbuilding providing excellent storage and workshop facilities.*



## LOCATION

The property is situated in the rural hamlet of Northwood which has the benefit of a local pub and is approximately 4 miles from the market town of Wem which offers facilities for daily living and boasts both primary and secondary schools, a recently extended doctors surgery and leisure and recreational facilities including a, swimming pool, gym, football and cricket club. The popular town of Ellesmere is also approximately 4 miles away and the market town of Whitchurch is around 10 miles away. The larger centres of Chester, Shrewsbury, Telford, Oswestry are also within easy commuting distance and there are highly regarded private schools within the area.



Barbers

Helping *you* move

**TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**LOCAL AUTHORITY**

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**SERVICES**

We are advised that mains electricity and water is available. Private drainage. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**ENERGY PERFORMANCE**

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

**VIEWING/PRE-MARKETING SALES ADVICE**

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB

Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

**HOW TO FIND THIS PROPERTY**

From Whitchurch proceed on the B5476 towards Wem, after passing the Bull & Dog Inn at Coton turn right on to Post Office Lane, signposted Whixall, proceed on this road, bear left past Whixall Social Centre on to Rack Lane and proceed along the road until the T junction, turn left and go over Dobson's Bridge and follow the road round to the left then to the right towards Northwood Mill (ignoring the left turn down Ossage Lane to Wem). The lane that leads to the property is a few hundred yards on the left immediately after a pair of cottages and indicated by a Barbers sale board, before reaching the entrance to Siddle Equine Services.

**AML REGULATIONS**

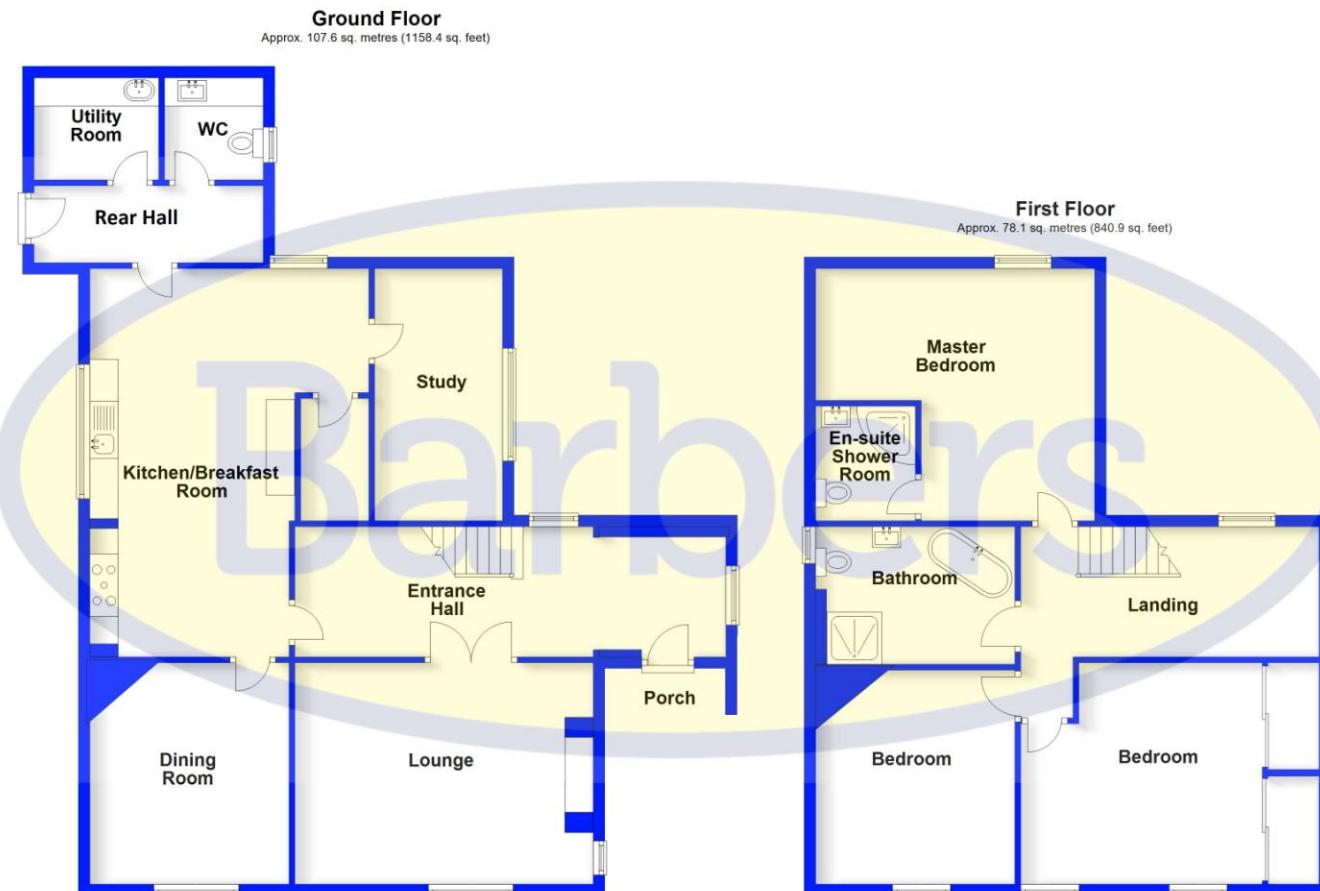
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**METHOD OF SALE**

For Sale by Private Treaty.

**WH27867 131120**

<b>ENTRANCE HALL</b>
<b>LOUNGE</b>
<b>17' 2" x 12' 9" (5.23m x 3.89m)</b>
<b>DINING ROOM</b>
<b>11' 11" x 11' 6" (3.63m x 3.51m)</b>
<b>KITCHEN</b>
<b>22' 5" x 11' 4" (6.83m x 3.45m)</b>
<b>STUDY</b>
<b>14' 2" x 6' 11" (4.32m x 2.11m)</b>
<b>REAR HALL</b>
<b>WC</b>
<b>6' 0" x 5' 7" (1.83m x 1.7m)</b>
<b>UTILITY ROOM</b>
<b>7' 3" x 5' 11" (2.21m x 1.8m)</b>
<b>FIRST FLOOR LANDING</b>
<b>BEDROOM ONE</b>
<b>13' 5" x 16' 2" max. (4.09m x 4.93m)</b>
<b>ENSUITE</b>
<b>6' 6" x 5' 9" (1.98m x 1.75m)</b>
<b>BEDROOM TWO</b>
<b>13' 10" x 12' 11" (4.22m x 3.94m)</b>
<b>BEDROOM THREE</b>
<b>12' 5" x 11' 7" (3.78m x 3.53m)</b>
<b>BATHROOM</b>
<b>11' 2" x 8' 4" (3.4m x 2.54m)</b>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor are the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Barbers

**WHITCHURCH**  
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**