



FOR SALE

Offers in the region of £595,000

Middle Farmhouse, Kinton,
Nesscliffe, Shrewsbury, SY4 1AZ

A beautiful and comprehensively renovated period former farm house providing spacious and versatile accommodation set with double garage, large parking area and delightful mature gardens, located in this idyllic rural village.
NO ONWARD CHAIN.



Mileages: Nesscliffe 1.6 miles, Shrewsbury 11 miles, Oswestry 9.3 miles, Telford 25.2 miles (all distances are approximate)



- Detached period former farmhouse
- Comprehensively renovated
- Spacious and versatile accommodation
- Double garage plus parking
- Delightful mature gardens
- Idyllic rural village

DIRECTIONS

From Shrewsbury, proceed north along the A5 and turn off at the first roundabout junction for Nesscliffe. Proceed through Nesscliffe and after about 1 mile take the first turn left for Kinton. Follow this lane into the village, and then take the first turning right and then immediately left onto a driveway, which leads into a courtyard with the property being immediately forward.

LOCATION

Situated in a particularly attractive village, approximately equidistant between Shrewsbury and Oswestry. The village is surrounded by open countryside and offers some lovely walks. Local amenities can be found at Nesscliffe, including a garage/shop, pub/restaurant and primary school. A comprehensive range of amenities can be found at either Shrewsbury or Oswestry, whilst the county town has an excellent shopping centre, together with social and leisure facilities and a rail service. There are a good selection of private and state schools in the area and commuters will find easy access to the A5 linking north and south/east to a number of commercial centres.

DESCRIPTION

The property was originally built in circa 18th Century as part of the Earl of Bradford's estate and was later sold to the late John Biffin (cabinet minister) in the 1970's.

- * The property has been re-roofed in slate, including the double garage.
- * The property has been re-wired throughout and benefits from a new oil fired boiler and central heating system.
- * Scandinavian timber framed double glazed windows and doors have been fitted.
- * A brand new kitchen with Shaker style units and granite tops with additional integrated appliances and island.
- * Reconfiguration of the first floor accommodation to now provide a

brand new family bathroom and two en-suite shower rooms.

- * The double garage has remote controlled electric up and over doors with large open loft space.
- * A new private sewerage treatment plant has been installed.

Middle Farmhouse is a comprehensively and most sympathetically renovated detached period former farmhouse providing versatile and spacious accommodation. The property itself has been carefully and thoughtfully improved throughout and to an exacting standard. The property will no doubt have wide market appeal to those seeking a period residence that now offers a fantastic modern living environment.

ACCOMMODATION

Hand made Manleys panelled and glazed entrance door leading into:

SITTING/DINING ROOM

With original parquet flooring, fireplace with tiled hearth housing Clearview multi fuel burning stove. Staircase leading to first floor.

DRAWING ROOM

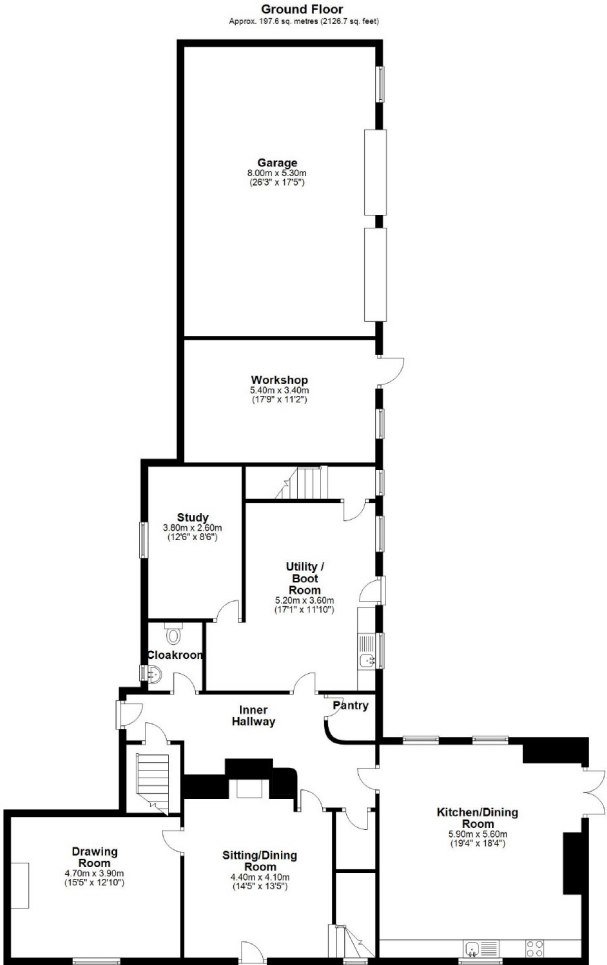
With original oak boarded flooring, fireplace with slate hearth housing Clearview multi fuel burning stove.

INNER HALLWAY

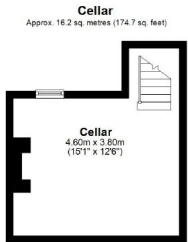
With original parquet flooring, useful walk-in understairs storage area with lighting, walk-in pantry with fitted tiled shelf and two air vents, space for fridge, space for freezer. Access door to cellar and glazed door to walled garden.

FEATURE OPEN PLAN KITCHEN DINER

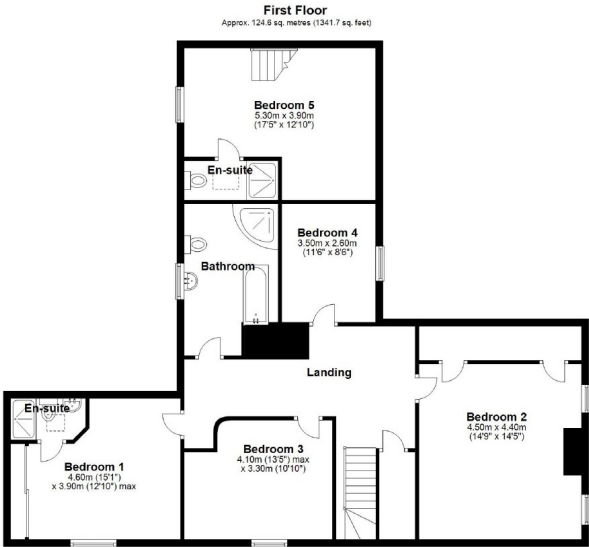
With Travertine tiled flooring and a shaker style fitted range of eye and base level soft close units comprising cupboards and drawers with extensive ivory spice granite work surface and splash over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. INTEGRAL AEG ELECTRIC DOUBLE OVEN with additional AEG 5RING INDUCTION HOB UNIT with fitted EXTRACTOR HOOD over and stainless steel splash. INTEGRAL DISHWASHER INTEGRAL AEG MICROWAVE OVEN. INTEGRAL FRIDGE FREEZER. Feature CENTRAL ISLAND with large range of base level storage cupboards and drawers and particularly generous granite work surface over. Power points with USB connection. Extensive range of ceiling downlighters. Island lighting. Twin glazed



Total area: approx. 338.5 sq. metres (3643.1 sq. feet)



Cellar
4.60m x 3.60m
(15'1" x 12'0")



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



French doors leading out and overlooking the attractive side gardens.

GUEST WC

With quarry tiled floor and providing a traditional style suite comprising WC and pedestal wash hand basin. Extractor fan and ceiling downlighters.

STUDY

With original exposed beam, ceiling downlighters and window with attractive views over walled garden.

UTILITY/BOOT ROOM

With Travertine tiled flooring, fitted oak work surface with Franke stainless steel sink unit and drainer with mixer tap, storage cupboards under. Space and plumbing for washing machine, space for tumble dryer. Ceiling downlighters. Original access door leading to side garden and courtyard parking area.

From the utility/boot room, a panelled door leads to a staircase rising to:

BEDROOM 5

With attractive part vaulted ceiling, exposed beams, ceiling downlighters. Door to:

EN-SUITE SHOWER ROOM

With attractive flooring and providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage drawer under and tiled splash. Large walk-in shower with mains fed Grohe shower unit and bi-folding splash screen. Ceiling downlighters, extractor fan, shaver point/light and wall mounted heated towel rail.

CELLAR

Door giving access to loft hatch with original stone steps leading down to the cellar. With light point and power points.

FIRST FLOOR LANDING



With ceiling downlighters, original beam, useful built in linen cupboard with fitted shelving.

BEDROOM 1

With attractive aspect towards Nesscliffe Hill. Door to:

EN-SUITE SHOWER ROOM

With a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and tiled splash. Wall mounted bathroom cabinet with mirrored front. Shaving connection point. Large walk-in shower with Grohe wall mounted shower unit and inset tiled and sliding splash screen. Ceiling downlighters, extractor fan, shaver point and wall mounted heated towel rail.

BEDROOM 2

With access to loft space, twin windows with pleasant outlook over walled gardens and surrounding farmland. Two walk-in wardrobes with lighting.

BEDROOM 3

With attractive outlook over paddocks towards Nesscliffe Hill.

BEDROOM 4

With access to loft space.

FAMILY BATHROOM

Suite comprising low level WC, Heritage wash hand basin with storage drawers under. Part panelling to walls. Large shower cubicle with wall mounted Grohe mains fed shower unit with drench style head and additional feeder shower connection, inset tiles, sliding splash screen. Deep fill bath with shower attachment. Shaving connection point, ceiling downlighters, extractor fan. Separate free standing bathroom cupboard. Wall mounted heated towel rail.

OUTSIDE

The front of the property can be accessed through an ornamental iron gate leading onto a part tiled and concrete pathway. A timber gateway then leads down one side of the property to the attractive



walled gardens, whilst an additional gate then leads through to the side gardens. Parking is provided to the rear over an initial section of shared access, then leading on to a particularly generous parking area with space for numerous vehicles and also with potential for those wishing to keep a caravan/motor home. The parking area then gives vehicular access to the:

DOUBLE GARAGE

With remote controlled entrance doors, numerous power and light points, STORAGE AREA. Loft ladder giving access to an open and boarded ROOF SPACE providing excellent scope to match prospective buyers' ideas and requirements. Sitting adjacent to the double garage is a large WORKSHOP/BOILER ROOM housing the newly installed Warmflow oil fired central heating boiler system with pressurised hot water tank. Range of power points.

THE GARDENS

The side garden sits next to the kitchen diner and provide a large gravelled seating area which could be a fantastic entertaining space with additional room for potted plants. The lawn is flanked by a range of established herbaceous rose beds and borders containing further herbaceous specimen shrubs and plants. A lovely feature is an open triple bay former piggery which has multiple uses including further entertaining areas, storage etc and the garden is bordered by sandstone walls. To the other side of the property sits a beautiful walled garden which has been extensively redesigned and landscaped to now comprise large rose beds and a further array of established shrubs and a beautiful climbing Wisteria. This walled garden is south facing and has been cleverly designed to provide a low maintenance slated private seating area with adjoining raised vegetable/fruit beds. External cold water tap and external power points.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets as laid, light fittings and the curtains and blinds are included.

SERVICES

Mains water, electricity are understood to be connected. Foul drainage is to a private sewerage treatment plant. There is oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644.Tax Band 'F'.

TENURE

Freehold. Purchasers must verify via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

AGENTS NOTE

In accordance with current legislation, it may be noted that one of the vendors has a connection with Halls.

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

Shrewsbury office:

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com



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