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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers in the region of £439,995**

Viewing: strictly by appointment through the agent

A substantial extremely attractive and versatile Grade II listed five bedroom semi-detached period farm house offering a wealth of character throughout. The property has grounds extending to approximately (just over) 1 acre. The property is situated in a small village location approximately 9 miles south of the county town of Shrewsbury and 3 miles north of Church Stretton. Nearby there is a Public House / Restaurant, Village Hall, Church and Primary School in the nearby village of Longnor and a further Primary and Secondary School together with a wide range of amenities in Church Stretton. Viewing of the property comes highly recommended by Holland Broadbridge for it to be fully appreciated.

The accommodation briefly comprises: Reception hallway. Cloakroom. Lounge. Sitting room. Kitchen. Breakfast room / utility room. Rear lobby. Cloakroom. First floor landing. Three bedrooms. En-suite shower room. Re-fitted family bathroom. Second floor landing. Two further bedrooms. Shower room. Large gardens and grounds. Driveway. Two garages.

Part glazed entrance door gives access to:

**Reception Hall:**

Having: Tiled floor. Two thermostat controlled radiators. Part glazed door giving access to rear with window to side. Exposed beams to ceiling. Door to: Under-stairs cloakroom:

**Cloakroom:**

Having: Low flush WC. Pedestal wash hand basin. Tiled floor. Extractor fan.

Door from hallway gives access to:

**Lounge:**

24'5 X 14'7 (7.44m X 4.45m)  
Having: Two glazed windows over-looking side gardens with part glazed French doors giving access to: and glazed sash window over-looking front gardens. Open fire with brick hearth. Two thermostat controlled radiators. Television point. Telephone point. A range of wall light points.

Door from reception hallway gives access to :

**Sitting Room:**

15'7 X 11'2 (4.75m X 3.40m)  
Having: Exposed timbers to ceiling. Decorative fireplace with brick inset and quarry tiled hearth in a pine fire surround. Part glazed doors giving access to side gardens. Thermostat controlled radiator. Two wall light points.

Arch from sitting room gives access to:

**Kitchen:**

18'4 X 11'10 (5.59m X 3.61m)  
Comprising of a range of free-standing handmade pine units with built-in cupboards and draws with fitted wooden worktops. Inset Belfast style sink with mixer tap over. Free-standing stainless steel finished Range style cooker with five ring gas hob. Tiled floor. Radiator. Exposed timbers to ceiling. Glazed windows to side gardens and rear entrance area. Door from kitchen gives access to:

**Breakfast Room / Utility Room:**

14'1 X 10'1 (4.29m X 3.07m)

Having: Eye level and base units with fitted worktops with inset stainless steel sink drainer unit. (SPACE FOR APPLIANCES). Tiled splash surround. Tiled floor. Exposed beams to ceiling. Glazed window to side. Thermostat controlled radiator. Wall-mounted extractor fan. Door from breakfast room / utility gives access to:

**Rear Lobby:**

Having: Tiled floor. Door to outside. Door from rear lobby gives access to:

**Cloakroom:**

Having: Low flush WC. Wash hand basin. Radiator. Glazed window to side. Tiled floor.

From reception hallway an exposed wooden staircase rises to FIRST FLOOR LANDING:

**First Floor Landing:**

Having: Two thermostat controlled radiators. Two glazed windows. Exposed wooden flooring. Storage cupboard. Door gives access to bedrooms one, two, three and re-fitted bathroom.

**Bedroom One:**

14'11 X 14'10 (4.55m X 4.52m)  
Having: Glazed sash window to front. Glazed window to side. Exposed wooden flooring. Cupboard housing Baxi gas fired central heating boiler. Thermostat controlled radiator.

**Bedroom Two:**

13'00 X 12'9 (3.96m X 3.89m)  
Having: Thermostat controlled radiator. Glazed window over-looking gardens. Store cupboard housing second Baxi gas fired central heating boiler. Door to en-suite shower room:

**En-Suite Shower Room:**

Having: A tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Glazed window. Thermostat controlled radiator. Tiled floor. Wall-mounted extractor fan.

**Bedroom Three:**

11'6 X 11'6 (3.51m X 3.51m)  
Having: Thermostat controlled radiator. Exposed beams to ceiling. Decorative fireplace. Glazed window over-looking gardens.

**Re-Fitted Family Bathroom:**

Having: A white suite comprising of a free-standing bath with hand-held shower attachment. Pedestal wash hand basin surround with fitted mirror cabinet over. Low flush WC. Separate tiled shower cubicle. Ceramic tiled floor. Glazed window. Under-stairs storage cupboard. Wall-mounted extractor fan.

From the first floor landing a second staircase then rises to second floor landing:

**Second Floor Landing:**

Having: Roof window. Exposed beams. Door gives access to bedroom four, five and separate shower room.

**Bedroom Four:**

14'10 X 14'10 (4.52m X 4.52m)  
Having: Part sloping ceiling with exposed timbers. Two glazed roof windows. Thermostat controlled radiator. Glazed window with pleasing views towards the Long Mynd hills.

**Bedroom Five:**

15'5 X 11'3 (4.70m X 3.43m)  
Having: Exposed to ceiling. Two glazed roof windows. Thermostat controlled radiator. Loft access.

**Shower Room:**

Having: A white suite comprising of a low flush WC. Tiled shower cubicle. Wash hand basin. Exposed timbers. Thermostat controlled radiator. Tiled floor. Glazed roof window.

**Outside:**

The property is approached over a shared private driveway which then leads to a central courtyard which Manor Farm owns private car parking to the side. Access is then given to two garages. The property has large gardens and grounds mainly laid to lawn for ease of maintenance and bordered by a small brook to one side. The property sits in grounds extending to (just over) 1 acre in total.

**Garage One:**

19'1 X 14'11 (5.82m X 4.55m)  
Having: Concrete floor. Double wooden front doors. Light and power points.

**Garage Two:**

23'8 X 19'1 (7.21m X 5.82m)  
Being a former lambing barn with concrete floor. Two double wooden doors facing the gardens with vehicle access through the side gate which can provide further parking. A service to single garage.

**Services:**

We understand that mains water, electricity and natural gas are connected. Private drainage (septic tank).

**Tenure:**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

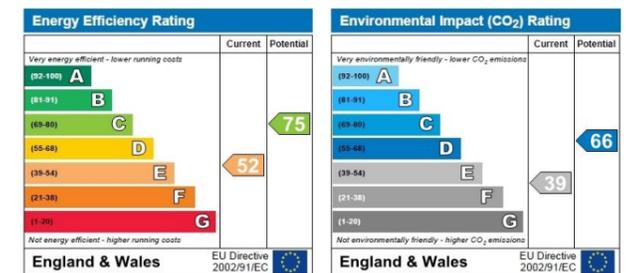
**Mortgage Services:**

We offer a no obligation mortgage service through our in house independent Financial Advisor. Telephone our Office for further details 01743 357000 option 1(sales)

**Disclaimer:**

Any areas/measurements are approximate only and have not been verified  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**New room**



**FLOOR PLANS**



For illustration purposes only. All measurements are approximate. Not to scale. www.propertyphotography.com. Direct Dial 01793 206 007. Plans produced using Planico.