HOLLAND BROADBRIDGE

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The Property Misdescriptions Act
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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

HOLLAND BROADBRIDGE

White House Farm Hemford, Minsterley, Shrewsbury, Shropshire, SY5 0JE

www.hbshrop.co.uk

Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
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The accommodation briefly comprises of the following: Entrance hallway, inner hallway, cloakroom, lounge, dining room, sitting room, kitchen. lean to with shower area, first floor landing having four bedrooms, family bathroom, extensive well established grounds all extending to approximately 3 acres including large wooded area, three outbuildings, generous driveway, pleasing rural aspect to front towards local farmland, countryside and beyond, partial oil fired central heating, partial UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Accommodation
Holland Broadbridge are privileged to be the sole selling agent for White House Farm, a property that has been in the same ownership for over 75 years, with this being the first time it has ever come to market. Set within an enviable and wonderfully picturesque rural setting, this intriguing four-bedroom detached property offers a rare opportunity to acquire a detached home occupying grounds extending to approximately 3 acres, with the majority of the land being beautifully established woodland. Approached via its own grounds, the property enjoys a lovely sense of privacy and seclusion, whilst immediately benefiting from some truly attractive surroundings. To the front, there is a delightful rural aspect across adjoining farmland towards to the dramatic and much loved Stiperstones, creating an impressive backdrop and a wonderful connection with the surrounding Shropshire countryside. The grounds themselves are a particularly feature, comprising extensive areas of mature woodland together with 2 pools and a number of outbuildings, offering considerable scoop for those looking for a property with land, versatility and potential. Whether used for leisure, hobbies, storage or simply enjoying as a rural retreat the grounds provide an exceptional opportunity rarely found with property's of this type. The house provides well-proportioned accommodation and has the foundation to become a superb family home. It is important to note that the property does require modernization, providing prospective purchasers with the exciting opportunity to update, improved and potentially remodel the accommodation to suit their own tastes and requirements. The setting is undoubtedly one of the property's great attractions. Hemford is an attractive rural hamlet situated close to Minsterley, surrounded by rolling Shropshire countryside and some to the county's picturesque landscapes. The near by village of Minsterley provides useful everyday amenities including a village shop, public house, primary school and local services, whilst nearby Pontesbury offers a wider range of amenities including: shops, cafés, public houses and community facilities. The historic county town of Shrewsbury is also within convenient travel distance, providing an extensive range of shopping, leisure, recreational and educational facilities. In summary this is a property with genuine character, land and potential, occupying an exceptionally attractive position. The combination of approximately 3 acres, extensive woodland, two pools, outbuildings, far reaching countryside views and the opportunity to modernize and create a home to individual requirements make this a particularly interesting and unusual proposition to many potential buyers. Viewing is highly recommended

Part glazed wooden entrance door gives access to:

Entrance hallway
Having exposed beams to ceiling, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Inner hallway
Having exposed beams to ceiling, radiator.

From inner hallway door gives access to:

Claokroom
Having low flush WC, pedestal wash hand basin, radiator, glazed window, exposed beams to ceiling.

Door from entrance hallway gives access to:

Lounge
16'5 x 13'2 excluding recess
Having feature exposed brick wall with wood burning stove and two wall light points, UPVC double gazed window to side, radiator.

Door from lounge gives access to:

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Dining room
16'5 x 12'0 max
Having UPVC double glazed window to front, radiator.

Doorway from inner hallway gives access to:

Sitting room
13'3 x 13'1 excluding recess
Having feature wood burning stove, UPVC double glazed window to front, radiator, exposed beams to ceiling.

From inner hallway wooden framed glazed door gives access to:

Lean to
11'7 x 10'11
Having glazed windows, polycarbonatated roof, shower tray with mixer shower over, wooden framed glazed door gibing access to rear of property.

Wooden framed glazed door from lean to and doorway from lounge gives access to:

Kitchen
11'0 x 10'8
Having eye level and base units with built-in cupboards and drawers, space for appliances, tiled floor, tiled splash surrounds, wooden style worktops with inset stainless steel sink drainer with mixer tap over, UPVC double glazed window to rear.

From entrance hallway stairs rise to:

First floor landing
Having glass display cabinet, airing cupboard, double glazed roof window, radiator, walk-in linen store cupboard,

Doors from first floor landing then give access to: Bedrooms and bathroom.

Bedroom one
16'8 max into open fronted wardrobe recess x 12'10
Having UPVC double glazed window with a pleasing rural aspect to front, open fronted wardrobes with store cupboards above, loft access.

Bedroom two
16'0 x 13'2
Having glazed sash window to side, secondary loft access, dressing area with display shelving and storage cupboard above.

Bedroom three
10'5 x 6'4
Having UPVC double glazed window with a pleasing rural aspect to front, exposed beams to ceiling, Door from bedroom three gives access to:

Bedroom four
11'10 x 6'7
Having UPVC double glazed window with a pleasing rural aspect to front, exposed beams to ceiling.

Bathroom
11'8 x 7'9
Having a three piece white suite comprising: Timber style panel bath, pedestal wash hand basin, low flush WC, UPVC double glazed window to side, exposed beams to ceiling, part tiled to walls, radiator.

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Outside
The property occupies a pleasing rural position within a delightful aspect to the front towards local farmland, countryside and beyond. The property sits in grounds extending to approximately 3 Acres having formal gardens/ground, large wooded areas with two natural pools, a good size driveway with partially stone hard standing area which gives access to:

Outbuilding one
16'6 x 11'4

Outbuilding two
14'3 x 10'1

Six bay former piggery
22'8 x 19'9

Directions
On leaving Minsterley continue through Plox Green, Wagbeach and Hope. On leaving Hope (at the former Minsterley van sales site) continue for approximately 1.4 of mile and at the crossroads turn right sign posted for Hemford, Bromlow, Brockton and Worthen and continue on this road for approximately 0.3 of mile and the property will be found on the left hand side clearly identified with our For Sale board (the distinctive white property with wooden shutters)

Services
Private water supply, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

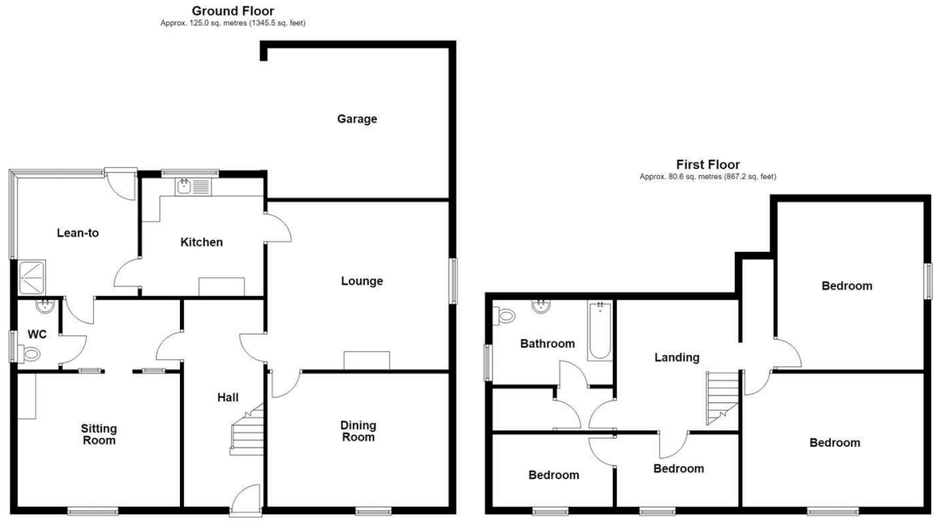
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Boundary Disclaimer
Any boundary lines shown are approximate and for illustrative purposes only. They do not constitute confirmation of the property's legal boundaries. Prospective purchasers are advised to satisfy themselves as to the extent of the property and the position of its boundaries through their own investigations and with their legal representative.



Total area: approx. 205.6 sq. metres (2212.7 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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