



**Detached House/Equestrian Property With FABULOUS VIEWS!!!**

**Approximately 3.42 Acres**

**Timber Stable Block & Manege**

**Log Cabin Annexe**

**4 Bedrooms (1 En-Suite)**

**Electric Horse Walker**

**12 Pym Hill**

Harmer Hill, Shrewsbury SY4 3DU

**Offers in the Region Of £825,000**





## What do you call horses that haunt your dreams?

### Night”mares!” .....

There will be no nightmares here, in fact this property is a horse owners dream!

This well-appointed equestrian property offers a detached house, wooden holiday lodge, stables, manege, electric horse walker, outbuildings and land extending to 3.42 acres with the **MOST AMAZING VIEWS!!!!**

On a clear day you can see 3 mountain ranges from the property, and the far-reaching views over North Shropshire to the Welsh countryside are simply breathtaking, has immediate access to off-road hacking via bridleways and tracks through farmland and woodland.

The property itself boasts family sized accommodation, including 4 bedrooms (1 en-suite), 2 separate reception rooms, an open plan Kitchen/family room/conservatory, a separate conservatory and a family bathroom.

There is good access to the A528 from here and the wider road network, mainly from the A49 with Whitchurch and Chester to the north and Shrewsbury to the south of the property. It is in a convenient location on the fringe of Harmer Hill, with excellent access to Wem, Whitchurch and the county town of Shrewsbury.

The wider road network allows easy access to schools, places of work and recreational facilities. Shrewsbury is a historic market town and home to a castle, theatre, railway station museums and an array of shops, bars and restaurants.

**Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566**

#### **Services**

Mains water, electricity, and gas. Septic tank drainage. Roof mounted solar panels.

#### **Central Heating**

Worcester gas fired boiler supplying radiators and hot water.

#### **Tenure**

Freehold.

#### **Council Tax**

Shropshire Council - tax band F.

#### **Agents Note**

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

**Enclosed Entrance Porch** 5' 6" x 3' 2" (1.68m x 0.96m)  
Tiled Floor

**Entrance Hall** 11' 7" x 7' 11" (3.53m x 2.41m)  
Oak Flooring, radiator, beamed ceiling and staircase to first floor.

**Sitting Room** 20' 6" x 14' 0" (6.24m x 4.27m)  
Feature fireplace with living flame gas fire, timber flooring, 2 radiators and double doors leading to conservatory.

**Conservatory** 13' 5" x 9' 10" (4.09m x 2.99m)

**Snug/Dining Room** 12' 8" x 12' 2" (3.86m x 3.72m)  
Oak Flooring, radiator, beamed ceiling and fireplace incorporating wood burner.

**Open Plan Kitchen/Breakfast Room/Side Conservatory** 13' 7" x 9' 11" (4.14m x 3.02m) and 13' 11" x 7' 11" (4.25m x 2.41m)  
An L-shaped room. One and a half bowl sink and drainer inset in a granite worktop with drawers and cupboards below, electric hob with extractor hood above and having an electric oven, cupboards and drawers below, wall cupboards, wooden flooring, vertical radiator, side conservatory with radiator and double doors leading to the rear enclosed patio.

**Walk-In Pantry** 8' 3" x 5' 7" (2.51m x 1.70m)  
Storage shelves, space for fridge freezer, dishwasher and tiled floor.

**Utility Room** 8' 3" x 7' 1" (2.51m x 2.16m)  
Worktops with inset single sink, cupboards below, housing for washing machine and tumble dryer, radiator and tiled floor.

**Cloakroom** 5' 2" x 3' 6" (1.57m x 1.06m)  
Wash hand basin inset in vanity unit with cupboards below and high-level WC, heated chrome towel rail and tiled floor.

## FIRST FLOOR

### Split Level Landing

**Bedroom 1** 13' 11" x 8' 0" (4.23m x 2.45m) and 8' 1" x 6' 0" (2.46m x 1.83m)  
An L-shaped room. Fitted wardrobes and drawers, radiator, front and side aspect, exposed wooden floorboards.

**En Suite Shower Room** 5' 5" x 5' 6" (1.65m x 1.67m)  
Shower cubicle with electric shower, closed coupled WC, vanity wash basin with cupboard below, chrome heated towel rail and tiled floor.

**Bedroom 2** 12' 5" x 12' 3" (3.78m x 3.74m)  
Front aspect, radiator and exposed floorboards.

**Bedroom 3** 11' 11" x 5' 10" (3.63m x 1.78m)  
Fitted wardrobes, radiator, exposed floorboards and side aspect looking out onto the breathtaking views.

**Bedroom 4** 5' 9" x 4' 10" (1.76m x 1.48m) and 7' 11" x 2' 8" (2.41m x 0.81m)  
An L shaped room. Radiator.

**Family Bathroom** 8' 6" x 7' 4" (2.59m x 2.23m)  
Panelled bath with shower over and glazed shower screen, wash hand basin inset in vanity unit with drawers below and high-level WC, tiled walls, wall cupboards, heated chrome towel rail and tiled floor. Airing cupboard housing Worcester gas fired boiler.

## OUTSIDE

There are separate gated accesses to the cottage and the holiday lodge.

A rolling metal gate opens onto the gravel driveway with ample parking leading to a **timber stable block/garage** with power supply. Stable/kennel.

A metal fence and gated area houses an enclosed office/lodge with electricity and plumbing.

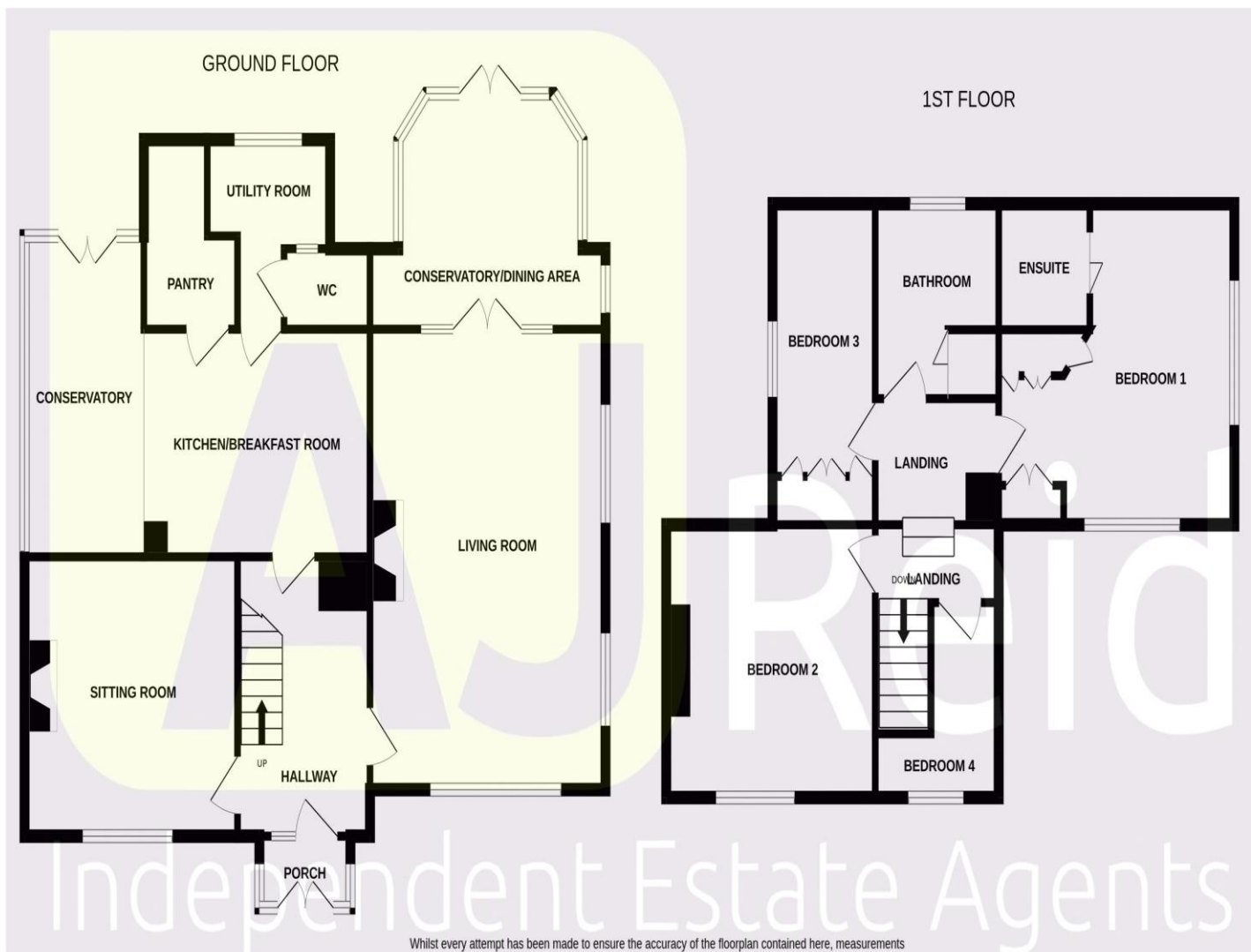
Gravel parking area and formal lawned garden to the rear of the property and a variety of trees including a handkerchief tree, tulip tree, walnut, mulberry and bay.

Greenhouse and fishpond to rear of garage. The yard benefits from a recently installed **4 bay timber stable block** with electric, water and alarm. An **electric horse walker, a rubber manege, electric fencing and field shelters**.

### Log Cabin

Open Plan kitchen/living area, 2 burner hob, sink, space for fridge, dishwasher, heated towel rail. Separate shower room, including pedestal basin, WC, shower cubicle & heated towel rail. Ladder leads to mezzanine sleeping area. The log cabin has its own lawned garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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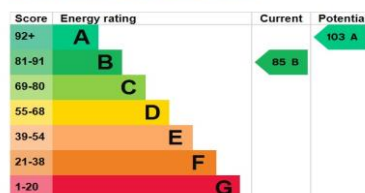
**Directions:** Head north on the A528 from Shrewsbury, through the villages of Albrighton and Preston Gubbals for approximately 3.3 miles. Take the first left hand turn on entering the 40 mph zone into Harmer Hill. The property is the first property on the right hand side of Pim Hill Lane.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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