



Woodside Farm
St Martin's | Shropshire



LARCH
PROPERTY



Woodside Farm

St Martin's, Oswestry
Shropshire, SY11 3HD

A most attractive, substantial 4-bedroom family home, numerous agricultural buildings, scope for equestrian use, set in about 9 acres.

- Galleried entrance hall/study
- Kitchen/breakfast room
- Utility room & separate wc
- Drawing room
- Sitting/dining room
- Principal bedroom with dressing area & en suite
- Three further bedrooms & family bathroom
- Landscaped gardens
- Agricultural outbuildings with equestrian scope
- In total about 9 acres



DESCRIPTION

Woodside Farm is a well presented, substantial family home constructed of mellow red brick elevations all surmounted by a tiled roof. The current owners have undertaken an extensive and sympathetic extension and renovation scheme, with a no-expense spared mantra evident throughout. The crisp modern fixtures and fittings blend seamlessly with the more period looking features such as exposed beams and stone fireplaces.



This property is a rarity to the market being a lovely family house, ring fenced by level paddock land with far reaching south westerly views of the rolling Shropshire countryside, with a huge range of agricultural buildings which have a myriad of different uses, including equestrian, subject to the necessary consents being obtained.

The accommodation is thoughtfully laid out over two floors and is ideal for modern family living. There is not a disappointing room in the house, with a suite of large light rooms with great ceiling height creating a real feeling of space and light. The ground floor has an impressive galleried entrance hall which could double up as a study, a dual aspect drawing room, and a huge open plan space incorporating the large kitchen breakfast room which is open to the sitting room with space for a dining room table. Off the kitchen lies the WC and good-sized utility room. This open plan space has doors to the large stone terrace ideal for alfresco dining.

Ascending the oak staircase to the first floor, there is a generously proportioned landing, which has lots of natural light due to the floor to eave dormer window, which runs the full height of the property. The principal bedroom has a walk-in wardrobe and a modern ensuite shower room. Down the corridor from the landing, are two generously proportioned double bedrooms and a single bedroom. The family bathroom serves the three bedrooms, having a roll top bath and walk-in shower. All of the bedrooms enjoy windows overlooking the pretty landscaped gardens and far reaching views beyond.





GARDENS

Pretty mature landscaped gardens encompass the house and are predominantly laid to lawn, with some raised beds, well stocked herbaceous borders, with an orchard area. There is a beautiful rose arbour, with a large stone terrace ideal for outdoor entertaining accessed off the sitting/dining room.

LOCATION

The property is situated in a delightful rural location yet being just 1 mile away from the popular village of St Martin's which enjoys a full range of amenities.

The nearby market towns of Oswestry and Ellesmere offer an extensive variety of educational, recreational and leisure facilities with the medieval county town of Shrewsbury being within easy commuting distance via the A5. There are good road connections north to Wrexham, Chester and Liverpool via the A483/A5 and south/east to Shrewsbury, Telford and the Midlands, also via the A5. A local train station can be found at Gobowen and this offers direct services to Chester and Shrewsbury and also links through to Birmingham, Manchester and London. International airports are within reasonable motoring distance at both Manchester, Liverpool & Birmingham.



Good schooling is available locally at Oswestry School (7m), the well renowned Moreton Hall School (3m), Ellesmere College (8m) and Shrewsbury School (23m) with a range of highly regarded state schools also within the local area.

For those equestrian enthusiasts, the property benefits from easy access to the main road networks connecting you onto a number of excellent facilities beyond like Oswestry Equestrian Centre (6m), Llanymynech (13m), Berriewood Farm (28m), Kelsall Hill Equestrian Centre (30m), Southview Competition & Training Centre (30m) and many more.

DISTANCES IN APPROX. MILES

St Martins 1m | Oswestry 7m | Llangollen 11m
 Whitchurch 16m | Shrewsbury 24m | Chester 24m
 Welshpool 24m | Nantwich 27m

AGRICULTURAL LAND

The land is split into three paddocks with a mixture of hedge and post a rail fencing dividing them up. The grazable land equates to approximately 8 acres. The land is naturally well drained and are ideal for the grazing of horses/livestock.

OUTBUILDINGS

The property has a numerous useful agricultural outbuildings that have scope for a plethora of uses including equestrian, subject to the necessary consents being obtained.

The outbuildings are a mixture of 'Browns of Wem' steel portal framed buildings along with brick stores.

OFTON ROAD, ST MARTIN S

APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE = 2142 SQ FT / 199 SQ M

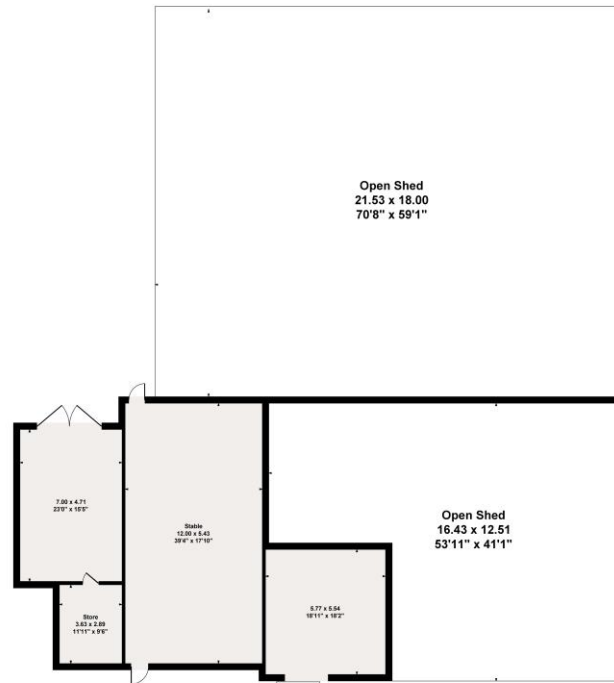
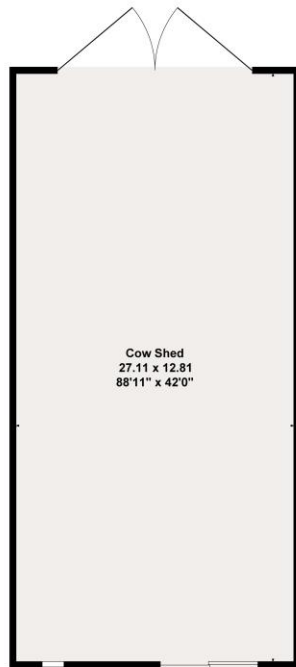


Measured In accordance with RICS guidelines Every attempt is made to ensure accuracy, however all measurements are approximate.
 This floor plan is for illustrative purposes only and is not to scale not to scale.



OFTON ROAD, ST MARTIN S
APPROXIMATE GROSS INTERNAL FLOOR AREA
OUTBUILDINGS CARPORT & STORE = 11857 SQ FT / 1083 SQ M

Measured in accordance with RICS guidelines Every attempt is made to ensure accuracy, however all measurements are approximate.
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DIRECTIONS:

Postcode SY11 3HD

What three words: merge.bordering.stripped

Leave Oswestry on the B5069 and after a mile take the first exit at the roundabout onto the A5. Follow the A5 for 2.5miles to the next roundabout, then taking the fourth exit signposted to St Martins. Follow this road for 3 miles, taking you through St Martins and past The Greyhound Pub, the property is found just 0.3miles after the pub on your right-hand side, behind a set of iron gates with 'Woodside' written in the iron.

PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: D

SERVICES: Mains water, electricity, private drainage via septic tank, oil fired central heating, broad band.

AGENTS NOTE: Entitlements: no Quotas or Single Farm Payment entitlement are attached to the land.

LOCAL AUTHORITY: Shropshire County Council

www.shropshire.gov.uk

Tel: 0845 678 9000

COUNCIL TAX BAND: F





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50 m
Scale 1:2000 (at A4)



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Shropshire (Head Office)
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB
Contact Number: 01743 709249

Website: larch-property.co.uk
Email: info@larch-property.co.uk

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