



Nills Farmhouse  
Pontesbury | Shropshire



LARCH  
PROPERTY







# Nills Farmhouse

Habberley Road, Pontesbury  
Shropshire, SY5 0TN

An extremely attractive 4-bedroom period family house with breathtaking views, equestrian facilities & set in about 13 acres.

## ACCOMMODATION IN BRIEF

- Entrance porch, entrance hall & cellar
- Ground floor shower room/WC
- Three reception rooms
- Kitchen/breakfast room
- Four bedrooms
- Family bathroom
- Three stables, tack room & hay barn
- Bridle path next to house offering off-road hacking
- Pretty landscaped gardens
- Paddocks & woodland, in all totalling approx. 13 acres

## Description

Nills Farmhouse has the most stunning and truly special position, enjoying an elevated location with spectacular views of the rolling Shropshire hills. The house is positioned to fully capitalise on the views with large picture windows framing the view from the kitchen, two reception rooms and three out of the four bedrooms. The house has wonderful ceiling height with a real feeling of space and light.





The layout is ideal for modern family living with the side entrance porch leading through to the expansive kitchen breakfast room with Rayburn and Beko Range cooker, solid wooden kitchen units and kitchen table. The main drawing room has a Clearview log burner and French doors out to the front gardens. The sitting room (currently used as a ground floor bedroom) has a cast iron hob grate fireplace. The third reception room lies to the rear and makes a lovely snug/office. The entrance door to the stable side of the house, opens into a hall with shower room off, door to cellar and has a wide staircase to the first-floor landing.

The first floor has four generously proportioned bedrooms, one currently used as an office/library, some with fitted wardrobes and all served by a well-proportioned family bathroom.

This house is just perfect for the equestrian buyer with the stable block, paddock land and the proximity of a bridle path to the side of the house offering off-road riding. This property is also a potential small holding.

### Gardens & Grounds

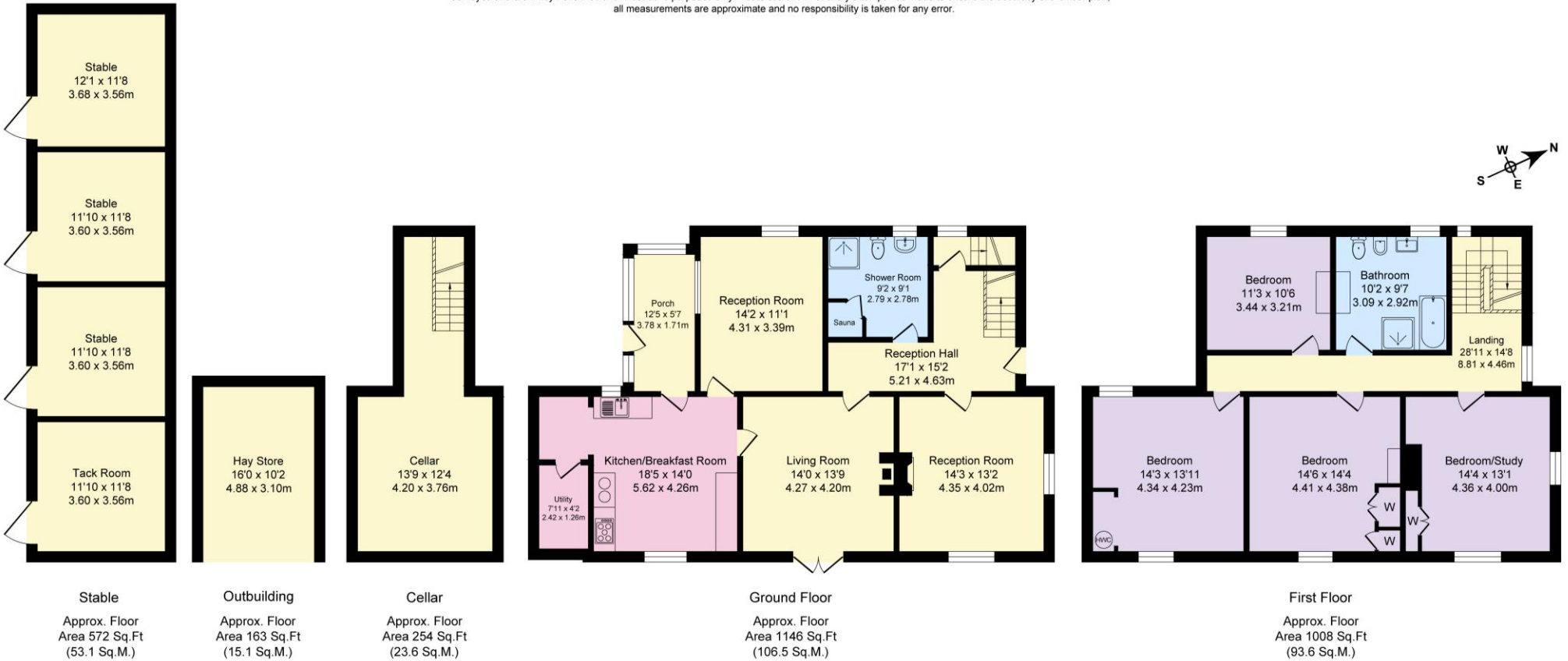
A shared sweeping hedge lined drive leads to a righthand spur which forms the private drive of the farmhouse. The private drive leads to a grassed parking and turning area for numerous cars, lying to the side of the house. The parking area also lies to the front of the timber stable block with concrete apron. The stable block houses three stables, a tack room and has a separate hay barn with hard standing for a horsebox adjacent. There is a gated entrance to the extensive paddock land to the rear of the stables. The paddock land is in good condition with areas of woodland and a small stream. This makes this property ideal for the equestrian buyer with a foot and bridle path just to the side of the house, providing off-road hacking, which is a rarity for any house.



# Nills Farmhouse

## Total Approx. Floor Area 3144 Sq.ft. (291.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.







The gardens wrap around the house, with a lawned area to the front. To the rear a terrace lies off the rear porch with a private garden to the rear with deep herbaceous borders with a green house and small pond to the side of the house.

### Location

Nills Farmhouse is beautifully located only a short drive from the village of Pontesbury. Pontesbury caters for families of all ages, with a well-regarded education system, including a nursery, primary school, and the Mary Webb School and Science College for secondary education. Healthcare needs are met with a doctors' surgery, dentist, and pharmacy. Additionally, a large Co-op supermarket and traditional butcher, baker, and greengrocer ensure convenient shopping options. The village boasts a vibrant social scene with a library, post office cafe, three pubs, a highly rated Chinese restaurant, and excellent bus services connecting you to Bishops Castle and Shrewsbury. This charming village lies just eight miles from the historic town of Shrewsbury which offers a comprehensive range of shopping, leisure and social facilities. Shrewsbury being home to the prestigious Shrewsbury School and other popular prep and senior public schools like Shrewsbury High School, Shrewsbury High Prep School, Prestfelde and St Winefride's.



The farmhouse is nestled on the north edge of the Shropshire Hills which are an Area of Outstanding Natural Beauty. The house enjoys an idyllic location with outstanding views and a high degree of privacy yet has the benefit of a thriving village on the doorstep.

Distances in approx. miles:

Shrewsbury 8m | Church Stretton 12m

Welshpool 15m | Bishops Castle 16m

Telford 23m | Birmingham 54m



## Directions

WHAT THREE WORDS: loafing.tablet.chimp

Entering Pontesbury from Shrewsbury, turn left onto Chapel Street towards Habberley. On the outskirts of the village turn right towards Nills Farm. Follow the track along and nearing the house, turn right over a cattle grid, following the private drive up to Nills Farmhouse.

## PROPERTY INFORMATION

TENURE: Freehold

EPC: Rating E

SERVICES: Mains electricity, water, oil, fired central heating, Rayburn providing the domestic hot water, septic tank drainage, broadband.

LOCAL AUTHORITY: Shropshire Council

COUNCIL TAX BAND: F

## AGENTS NOTES:

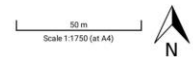
- The house does not own the shared drive, but has right of access over for which there is a fourth share of maintenance liability
- The owner informs us that at present there is a restrictive covenant to preclude the commercial farming of chickens and pigs on the land



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Pontesbury, Shrewsbury, SY5 0TN



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