



Fieldway
Coton | Shropshire



LARCH
PROPERTY



Fieldway

Back Lane, Coton
Shropshire, SY13 3LS

A wonderful south facing 4 bedroom family house with outstanding equestrian facilities and tennis court, all sitting in about 11 acres.

ACCOMMODATION IN BRIEF:

- Entrance porch, inner hall/study
- Rear hall/boot room with separate WC, utility room
- Kitchen/breakfast room open plan to dining & family areas
- Sitting room, drawing room
- Four double bedrooms (two ensuite)
- Gym/games/office room, store & laundry rooms
- Detached two car garage with storeroom above (potential office space)
- Timber summer house & green house, tennis court
- South facing landscaped gardens
- In all about 11 acres

EQUESTRIAN FACILITIES:

- American barn with six Charles Britton stables, two foaling box size stables, feed & tack rooms, wash/solarium bay& hay/implement storage area
- Charles Britton 30m x 60m sand & rubber manege



- Lunging pen
- Extant planning for a horse walker
- 7 paddocks
- Separate lorry access

DESCRIPTION

Fieldway is a wonderful modern family house believed to have been constructed in the 1990's constructed of mellow cheshire brick, surmounted by a slate roof. This most attractive house enjoys a truly special location, sat in an elevated position, with total privacy and breathtaking, far reaching southerly views of the rolling Shropshire countryside.

Internally the accommodation is laid out over three floors with a layout ideal for modern family living. An entrance porch leads to the inner hall/study with door to the staircase hall with separate WC. There are two reception rooms, the largest being the triple aspect drawing room with wood burning stove with stone surround. The second being the sitting room with southerly views. An inner hall with rear hall/boot room off, leads to the generously proportioned open plan area which houses the kitchen breakfast room and family room. This wonderful room is open to the eaves giving a real feeling of space and light, with exposed beams and trusses. Two elevations are fully glazed with French doors leading out onto the south facing terrace. There is a central log burner and oak flooring with grey painted kitchen units with a Rangemaster Professional range with extractor over, USA style Samsung fridge/freezer, Zanussi microwave and a Neff dishwasher. There is also a large central island unit with breakfast bar. There is ample room for a dining room table and sofas creating the family area.





A wooden staircase leads to the first-floor landing with all three bedrooms having the southerly far-reaching views. The principal bedroom has a fantastic marble tiled ensuite bathroom with a deep fill spa bath and separate walk-in shower. There are a further two double bedrooms and a family shower room which can also be used as ensuite to bedroom two.

Stairs from the inner hall landing lead down to the lower ground floor, where bedroom four, a good-sized double with ensuite shower room lies, as well as a gym/games/office, utility and storerooms.

GARDENS & GROUNDS

The house is accessed via an impressive, gated entrance with sweeping tarmac drive bounded by stone walling and post and rail fencing. The drive sweeps round to the back of the house where the detached double garage with storage room above lies, with much potential for a myriad of different uses subject to planning. The beautiful, landscaped gardens surround the house with an attractive parterre area to the rear with a Wisteria arbour over a central feature and a seating area.



The formal gardens with lawns and terrace are to the south facing/front elevation with the stone terrace having outstanding views, with steps down to the lawns with timber Summer House. There is a vegetable garden and orchard to the side of the house with mature apple and damsons trees and a greenhouse. A netted tarmac tennis court lies to the end of the gardens.

EQUESTRIAN FACILITIES

Currently a private yard, the equestrian facilities are believed to have been designed and built by Charles Britton to the highest specifications. The yard would be suitable for a professional or commercial operation (subject to planning). There is an American barn with 6 stables, two foaling/youngster stables, large open feed/implement storage area with much potential for many more stables, feed and tack rooms, and wash/solarium bay. There is also a separate WC. This building would equally serve a number of non-equestrian uses such as housing a classic car collection or workshop.

The lunging pen has extant planning permission for a horse walker. The outdoor manège is 30m x 60m with a Charles Britton coated surface and has post and railed fencing. The paddocks are mainly post and rail fenced with gated access and most have water connected. There are a few natural ponds which are fenced off in the grazing areas. There is a separate lorry access off the lane to the rear of the American barn where there is ample parking for lorries and trailers along with turning space.

LOCATION

Fieldway enjoys a quiet rural location with far reaching views over its own land yet is readily accessible to major road and rail networks. The M54, M6, M56, A49, A41, A51 and A500 are all within commuting distance providing road links further afield.





For the equestrian there are a wealth of major competition venues for all disciplines in Cheshire, Shropshire and Staffordshire all within easy reach and the area is well served with facilities such as equine vets, farriers, studs, riding clubs, pony clubs, gallops and cross-country courses. Hunting is with the Wynnstay and North Shropshire with the Cheshire and Staffs meets also at hand, and there is racing at Chester and Bangor on Dee.

The market town of Whitchurch is about 5.8 miles away offering all local amenities and the County towns of Chester and Shrewsbury are just a short drive away.

There are international Airports at Birmingham, Manchester and Liverpool and a train station at near-by Prees and also with parking at Wem and Whitchurch, all with main line and local services. Crewe Station approximately 19m away provides direct links to London.

There are a number of well-regarded schools in the private sector including Ellesmere College, Moreton Hall, Packwood Haugh, Adcote School, Shrewsbury School, Shrewsbury High School, as well as being close to the highly regarded state school, Thomas Adams.



APPROXIMATE DISTANCES IN MILES

Whitchurch 5.8 m | Ellesmere 10.3m
Malpas 11m | Market Drayton 11.7m
Shrewsbury 21.5m | Stoke on Trent 33m

DIRECTIONS

Postcode: SY13 3LS

What three words: passively.tells.laptops

From the North: From Whitchurch continue on the B5476 towards Wem. At Steel Heath, after garden centre on left, turn right onto Coppice Lane and continue on passing Coton Methodist Church. Take the next right turn passing a black and white cottage. On reaching a grass triangle junction, turn left and Field way be found on your left-hand side.

From the South: From the B5476, pass the Bull & Dog public house on your left-hand side. Take the first left, keeping on the lane for over a mile, passing the first turning on your left and turning left at the second turning into Back Lane. Drive to the end of the road and at the "T" junction turn left and the house is the first driveway on your left.

PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: E

SERVICES: mains water, electricity, combination of LPG and oil central heating, septic tank drainage, broad band.

COUNCIL TAX: Shropshire Council. Band F payable £3,113.42 for 2024/25.

AGENTS NOTE:

- There is extant planning for a horse walker – application number 07/01914/FUL at the site of the lunge pen.
- There is lapsed planning for a large indoor arena – application number 13/03229/OUT

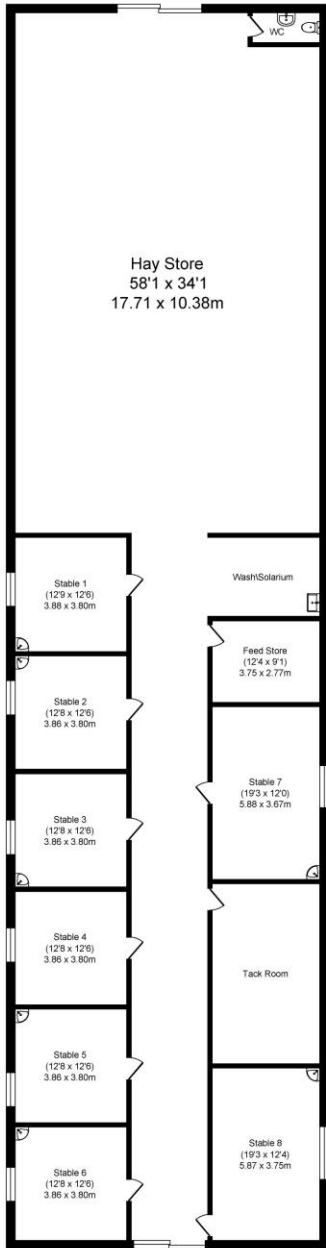




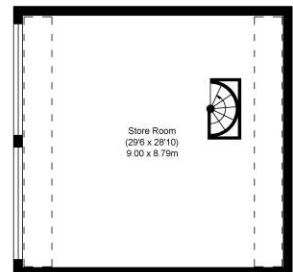
Back Lane, Coton, Shropshire

Total Approx. Floor Area 9651 Sq.ft. (896.6 Sq.M.)

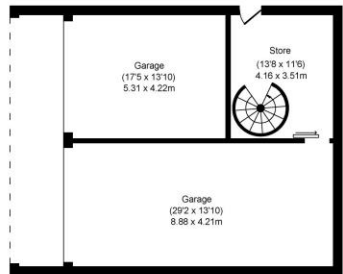
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



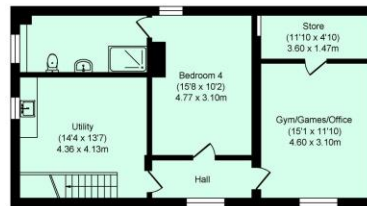
Outbuilding
Approx. Floor Area 4668 Sq.Ft (433.7 Sq.M.)



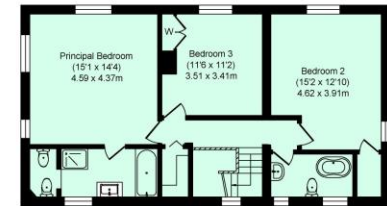
Garage First Floor
Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)



Garage Ground Floor
Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)



Lower Ground Floor
Approx. Floor Area 802 Sq.Ft (74.5 Sq.M.)



First Floor
Approx. Floor Area 802 Sq.Ft (74.5 Sq.M.)



Ground Floor
Approx. Floor Area 1737 Sq.Ft (161.4 Sq.M.)





LARCH
PROPERTY

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