



Fenns Old Hall, Fenns Bank,

**£700,000**



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# Fenns Old Hall , Fenns Bank, Whitchurch, Shropshire

## £700,000

This early 1800's pre Farm House will surprise you with its enormity of living and entertaining accommodation. A home which will inspire and re-invent your imagination. With timeless open fireplaces this secluded property sits perfectly in the open Countryside. Furthermore the Grade 2 Listed Barn coupled with a Workshop/Garage including Pit/Office and further storage sheds and outbuildings maybe enough to tempt you. Come in with an open mind, there is plenty of scope and potential. An early viewing is strongly recommended. EPC Grade - F

### ENTRANCE HALL

This lengthy entrance hall consists of quarry tiled floor, exposed beams with access to the Drawing Room, Reception Room One, Living Room, Wet Room and stairs leading to the right wing.

### RECEPTION ROOM ONE

With an open fire inset brick fireplace - dual aspect.

### LIVING ROOM

This open, warm and inviting room presents beautiful exposed beams, coupled with a large coal fire inset brick fireplace. The ultimate relaxation room.

### STUDY/DINING ROOM

Parquet flooring, patio doors leading to the rear garden, exposed beam doorway leading to Kitchen/Pantry/Reception Two.

### KITCHEN

Quarry tiled floor, the bespoke kitchen has a range of rustic pine worktops and cupboards, large inset Belfast Sink, three quarter tiled.

### PANTRY

Continuity of the quarry tiled flooring from the kitchen, this large pantry presents built in storage cupboards coupled with racking,

### BOOT ROOM

Plumbing for appliances, worktops with base cupboards, carpeted, Stainless steel sink, rear door leading outside. Side door leading to Utility Room.

### UTILITY ROOM

Tiled floor, Fitted cupboards, base units, stainless steel sink, dual aspect to rear. Door leading to Reception Room 3 and stairs leading to Left Wing.

### GROUND FLOOR WET ROOM

Fully adapted room to present anti slip vinyl flooring, low level W/C with hand rails, low level shower. Fully tiled, Double glazed, extractor fan.

### STAIRS/LANDING TO FIRST FLOOR - RIGHT WING

With exposed beams leading to the first floor landing, rear aspect view.

### BEDROOM ONE

Dual aspect with exposed beams.

### BEDROOM TWO

Views to the side, exposed beams.

### BEDROOM THREE

Views to the front, double wall mounted lights, door/steps leading to Bedroom 4/Snooker Room.

### BEDROOM FOUR - SNOOKER ROOM

Dual aspect room - front and rear. Lift access from Reception 3. Door leading to W/C - Door leading to stairs - leading to utility room, also leading to En-Suite which awaits completion.

### BATHROOM ONE

3 Piece Suite - Comprising bath, w/c and sink - views to the rear.

### BATHROOM TWO

Inset spa bathtub and sink, Electric supplied Sauna.

### SHOWER ROOM OFF BEDROOM FOUR/SNOOKER ROOM

Fully tiled - Unfinished room.

### DRAWING ROOM

Capped Fire inset mantle piece. Exposed beams, access leading to the Sun Room.

### SUN ROOM

Tiled Floor, Plumbing, French doors leading to rear garden.

### GARDENERS ROOM

Outside w/c and sink. Tiled Floor.

### SECOND FLOOR STAIRS LEADING TO RIGHT WING

Second Floor leading to the Third Floor.

### BEDROOM FIVE

Rear Aspect

### BEDROOM SIX/PLAYROOM

Rear Aspect

### BEDROOM SEVEN

Front aspect

### BEDROOM EIGHT

Front aspect

### BEDROOM NINE

Front aspect

### BEDROOM TEN

Rear aspect



## OUTSIDE

With established shrubs and borders you will also find lawned areas coupled with implement sheds and a coal shed. A turning area for cars.

## GRADE 2 LISTED TIMBER FRAMED BARN

An early 18th Century barn associated with Fenns Old Hall. The original box-framed structure is visible inside the building, and is largely intact except for a portion of the rear wall. The 5-bay roof has queen-post and collar trusses with angle braces to tie beam, and windbraces. Some cross beams of a former loft have also been retained. Exterior A timber-framed barn on a stone and brick sill, mainly clad in modern weatherboards, with a steep slate roof. Facing the yard is a central doorway to the wagon bay, to the R of which is line shafting and belt wheels for a portable engine to power the threshing. Modern boarded openings are to the main floor and loft. The L gable end has an inserted doorway and boarded loft opening. The R gable end is rebuilt in brick below

the gable and has 2 progressively lower ranges in-line, of brick with slate roofs. They have boarded doors and steel-framed windows, and a pigeon hole in the gable end facing the road. The rear of these additions is attached to a 1920s farm block. The rear of the barn is mainly earlier weatherboarding on the brick plinth, but the R-hand side is partly rebuilt in brick and has an inserted window. Reason for Listing Listed as a fine and well-preserved early timber-framed barn, a rare survival in the district.

## PLANNING PERMISSION

Lapsed Planning dating to 2004 are available for 3 x 4 Bedroomed conversions - Sites of these plans are available in branch to view.

## RECEPTION ROOM TWO

Front aspect room, open fireplace inset brick fireplace, wall mounted lights, Inset lift leading to Bedroom Four/ Snooker Room.

## FLOORPLAN



For full EPC please contact the branch



