



The Old Wainhouse, Wentnor, Bishops Castle, SY9 5EE

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: £445,000



2 reception rooms



3 bedrooms



1 bathroom

Bishops Castle 6 miles, Shrewsbury 17 miles, Ludlow 22 miles
(All distances are approximate)

- **A characterful detached converted barn requiring refurbishment**
- **Ground floor accommodation with attic rooms**
- **Dwelling, gardens, manege, stables and paddock of 1.84 acres**
- **5.62 acre pasture paddock a 1/2 mile away - AVAILABLE SEPARATELY**
- **3 bedrooms, lounge, kitchen/diner, conservatory, bathroom**

GENERAL REMARKS

The Old Wain House is a unique home set in a charming rural hamlet which offers huge potential to those seeking the good life. This converted barn offers characterful accommodation with its impressive living room with vaulted ceilings, dominant stone fireplace and wood burner, a conservatory with views to die for along the Onny Valley and distant Welsh hills, a practical kitchen/dining room, shower room and 3 modest bedrooms. Stepped access to attic rooms that also provides excellent storage space.

Outside adjoining the dwelling are large landscaped gardens with the panoramic views together with a proper built 4 box and tack room stable which leads on to a good sized manege (requiring refurbishment) which neatly leads to a pasture paddock ideal for grazing livestock including horses. The homestead extends to about 1.84 acres but just 1/2 a mile along a quiet back lane there is a further parcel of pasture land which extends to around 5.62 acres. This block of land is available by separate negotiation.



SITUATION

Situated in the heart of the wonderful, peaceful village it has access to the Longmynd and the endless miles of bridleways in this particularly beautiful part of the Shropshire Hills. The village is served by 2 pubs, a church and local shop. The nearest town is Bishops Castle about 6 miles away whilst Shrewsbury and Ludlow are within comfortable driving distance and offer access to the national rail and road network.

ACCOMMODATION

Entrance door with side lights into the entrance lobby with slate floor and partitioning to the:

LIVING ROOM

With a fabulous stone fireplace inset with a large Clearview multi-fuel stove into a vaulted ceiling with exposed ceiling and wall timbers, radiator, exposed feature stone walls, spotlights, sliding doors into the

CONSERVATORY

With fitted carpet and a counter with spectacular panoramic views over the surrounding countryside and views beyond together with the beautiful landscaped gardens.

Steps lead up from the living room to the:

ATTIC SPACE

With a gallery effect and which leads through to a further attic room providing excellent storage

Door from living room into the:

KITCHEN/DINER

Well designed with tiled work surfaces and counter tops with matching base and wall cupboards inset with a four ring electric hob and eye level electric oven, space for appliances, a below counter oven, tiled floor, windows to front and back with exposed wall and ceiling timbers and a door leading to the Inner Corridor of which is the:

BEDROOM 1

With views to the rear gardens and steps that lead up to a galleried attic space.

BEDROOM 2

With window to the front, fitted wardrobe and radiator.

BEDROOM 3

With windows to the front, radiator, fitted bunk bed unit and fitted wall shelving and hanging space



OUTSIDE

The property is approached by its own access gate onto the drive at the front of the house. The grass drive leads around to the far side with low stone retaining floral beds to a concreted apron which sits in front of the timber stable block which incorporates four separate boxes plus a tack room with an overhang, electric power and light.

Adjacent to the bungalow is a trellised patio enjoying fantastic views across the Onny Valley to the front lie the main pleasure gardens which are predominantly laid to lawn with several rockery and floral borders with edging shrubby borders again with those magnificent views. Beyond the stable is a large metal framed greenhouse together with a former chicken run.

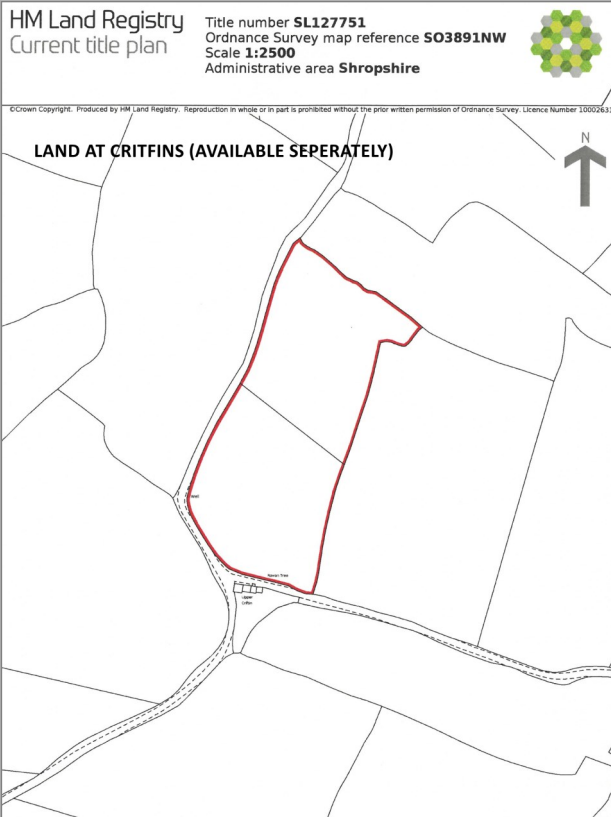
A gate leading off the garden leads to a small grassed paddock which slopes down to the menage enclosed by wooden fencing but which does require some refurbishment. This leads on to a further grassed track into the open grassed paddock with permanent pasture and again, enjoying fabulous views over the valley and the hillsides beyond.

The homestead extends to about 1.84 acres with a further two fields located at The Criftins Corner, about 1/2 mile distant and which extends to around 5.62 acres of level pasture land. *** Please note this additional land is available by separate negotiation.**

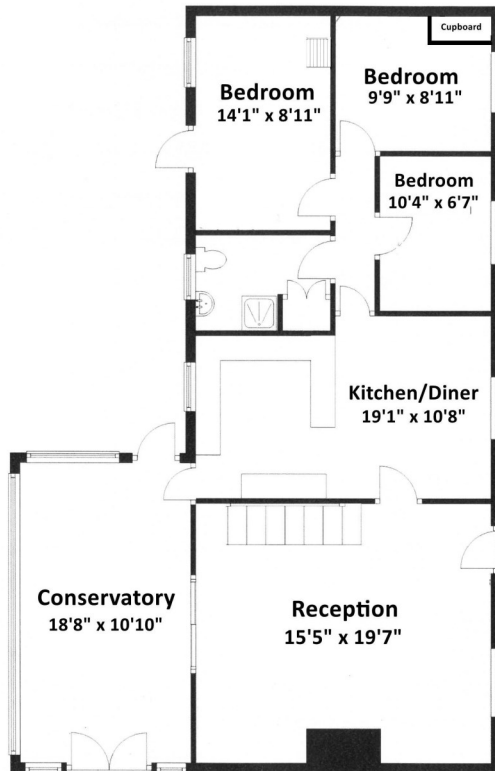




5.62 acre Pasture Paddock



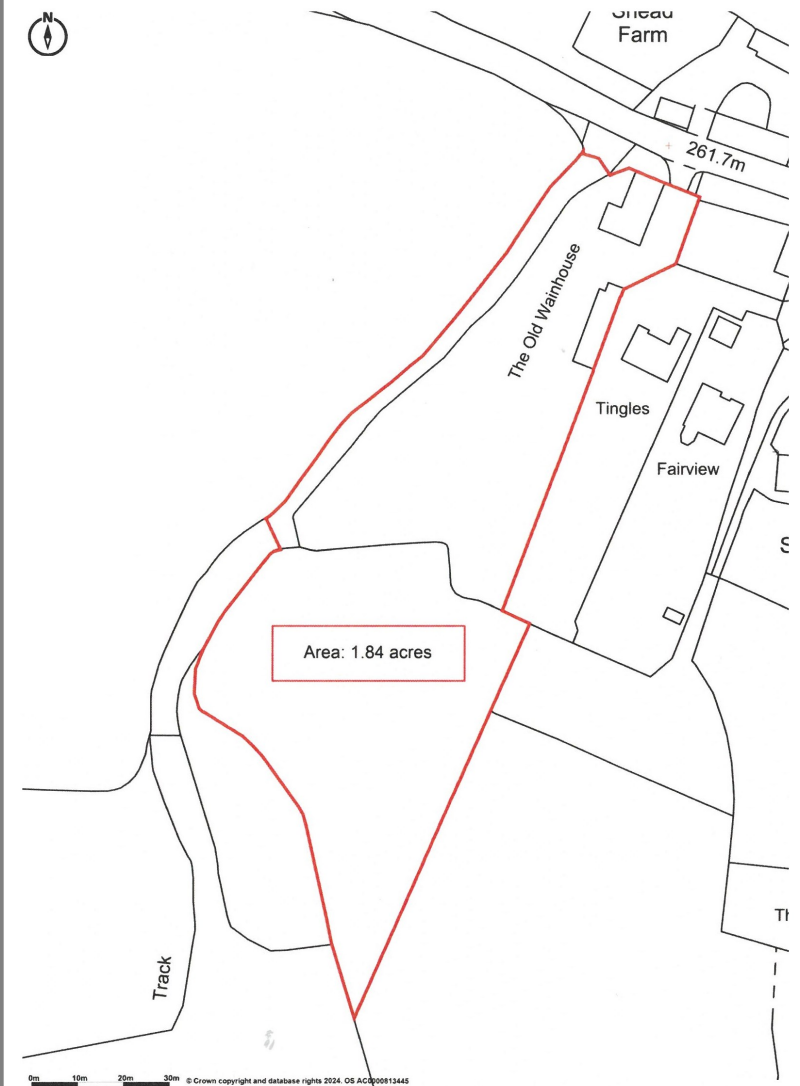
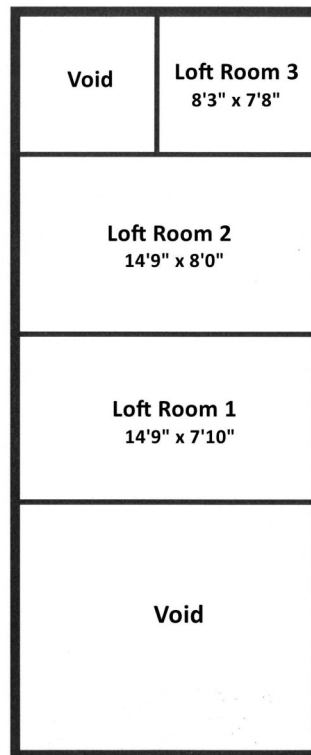
GROUND FLOOR
Approx. 112.6 sq m (1211.8 sq ft.)



Total area: approx. 201.7 sq. metres (2171.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

FIRST FLOOR
Approx. 89.2 sq m (959.7 sq ft.)



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Halls



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SERVICES

We are told that mains, water and electric are connected. Private drainage, electric heating and wood burner store.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Band E - Shropshire Council

DIRECTIONS

Old Wainhouse—What3Words: brimmed.lyricist.hype

Land at Criftins—What3Words: dragging.grace.signature

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

