



FOR SALE

Offers In The Region Of £725,000

Penny Bank Farm, St. Martins, Oswestry, SY11 3DP

A substantial and very well-presented traditional four-bedroom country cottage boasting a range of traditional features, set in approximately 1.9 acres and situated in a delightful and secluded rural location enjoying views over the unspoilt north Shropshire countryside.





- **A Substantial country cottage**
- **Range of Traditional Features**
- **Verry Well Presented**
- **Set in Approx 1.9 acres, or thereabouts**
- **Versatile Outbuilding, currently utilised as stabling, with potential for conversion**
- **Secluded rural location enjoying countryside views**

DESCRIPTION

Halls are delighted with instructions to offer Penny Bank Farm in St Martins for sale by private treaty.

Penny Bank Farm is a substantial and very well-presented traditional four-bedroom country cottage boasting a range of traditional features, situated in a delightful and secluded rural location enjoying views over the unspoilt north Shropshire countryside.

The property is set within gardens extending to just under 2 acres which offer generous expanses of lawn alongside a charming and varied copse and, further to these, more rugged and naturalised areas.

SITUATION

Penny Bank Farm is peacefully situated alongside a quiet country lane with only one property further on, yet retains easy access to the popular village of St Martins (3 miles) which enjoys a full range of amenities. The Lakeland town of Ellesmere is within a short drive and boasts a wider range of amenities of all kinds, with the county towns of Shrewsbury and Chester both within a commutable distance.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, Adcote School for Girls and Wrekin College.

THE PROPERTY

The property, formerly a row of farm-workers' cottages, now provides deceptively spacious and generously proportioned internal accommodation, situated over two floor and presented to a very high standard with a wealth of charming traditional features throughout.

The ground floor, which is entered via an attractive Reception Hall or through a most useful Boot Room, also comprises a Kitchen/Breakfast Room, Living Room, Family Room, Dining Room, Utility Room, and Shower Room, together with an externally accessed Boiler Room and Gardener's WC.

A staircase leads from the Reception Hall to a feature landing which, in turn, offers access to four Bedrooms and a family Bathroom.

THE GARDENS

The gardens are a particularly notable feature of the property and extend, in all, to approximately 1.9 acres, or thereabouts, whilst briefly comprising an extensive paved patio area to the rear flanked by maturing shrubs, bushes, and trees. There are sweeping lawns to the front and rear with a feature timber bridge leading to further most extensive gardens interspersed by mature bushes and trees providing a haven for wildlife and a perfect garden for families.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



The gardens continue to a small copse with a vegetable garden area to one side and a chicken coop.

At the far extremity of the gardens is a further lawned area enjoying breathtaking elevated views over surrounding countryside and Pen-y-lan Hall in the distance.

OUTBUILDINGS

Situated immediately to the south-east of the property and easily accessed over a concrete courtyard, or directly from the country lane, is a most useful and incredibly versatile brick-built outbuilding which offers approximately 1863 sq ft of internal space.

The building is currently utilised for the keeping of livestock and horses and, whilst ideal for this, it offers excellent potential for conversion into a variety of further usages, such as dependant living accommodation, Holiday Cottages, or home studio/workspace [PP Permitting].

N.B.

A further approximately 4.7 acres of amenity land, comprising around 3.7 acres of pastureland and 1 acre of woodland, situated close to the property, is available by separate negotiation.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
Tel: 0345 678 9000.

SERVICES

We understand that the property has the benefit of private water supply, a private drainage system and mains electricity.

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words /// sizzled.buggy.spray

Proceed through St Martins on the Overton Road and continue for 0.7 of a mile, turning left in to Flannog Lane, just before reaching the Greyhound Public House and restaurant. Continue along this country lane for 0.4 of a mile and turn right. Proceed for 0.5 of a mile and Penny Bank Farm will be situated on your left hand-side

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

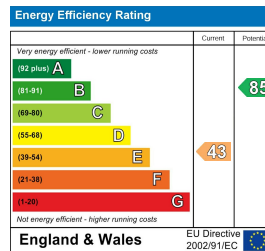
Penny Bank Farm, St. Martins, Oswestry, SY11 3DP



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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