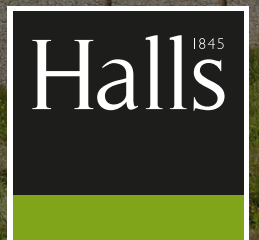




# YEW TREE FARM

CRIFTINS | ELLESMERE | SHROPSHIRE | SY12 9LN





# YEW TREE FARM

CRIFTINS | ELLESMERE | SHROPSHIRE | SY12 9LN

Ellesmere 2.5 miles | Shrewsbury 19 miles | Chester 24 miles  
(all mileages are approximate)

## A HANDSOME DOUBLE-FRONTED PERIOD FARMHOUSE WITH BUILDINGS & LAND EXTENDING TO AROUND 27 ACRES.

Handsome 4-bedroom farmhouse extending to around 2150 sqft  
Potential for modernisation and possible extension (subject LA consent)  
Traditional and more modern farm buildings with potential for a number of usages  
Yards and land extending, in all, to 26.7 acres (smaller package available)  
Super semi-rural location at the end of a private road in the hamlet of Criftins

Available as a whole or in lots.



**Ellesmere Office**

The Square, Ellesmere,  
Shropshire, SY12 0AW

**T:** 01691 622602

**E:** [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Offered to the market for the first time in over 100 years, Yew Tree Farm is a well-appointed small holding comprising an attractive four-bedroom period farmhouse, a range of most useful traditional and more modern outbuildings offering potential, and land extending to around 27 acres situated in a semi-rural location on the outskirts of a popular rural hamlet.

## SITUATION

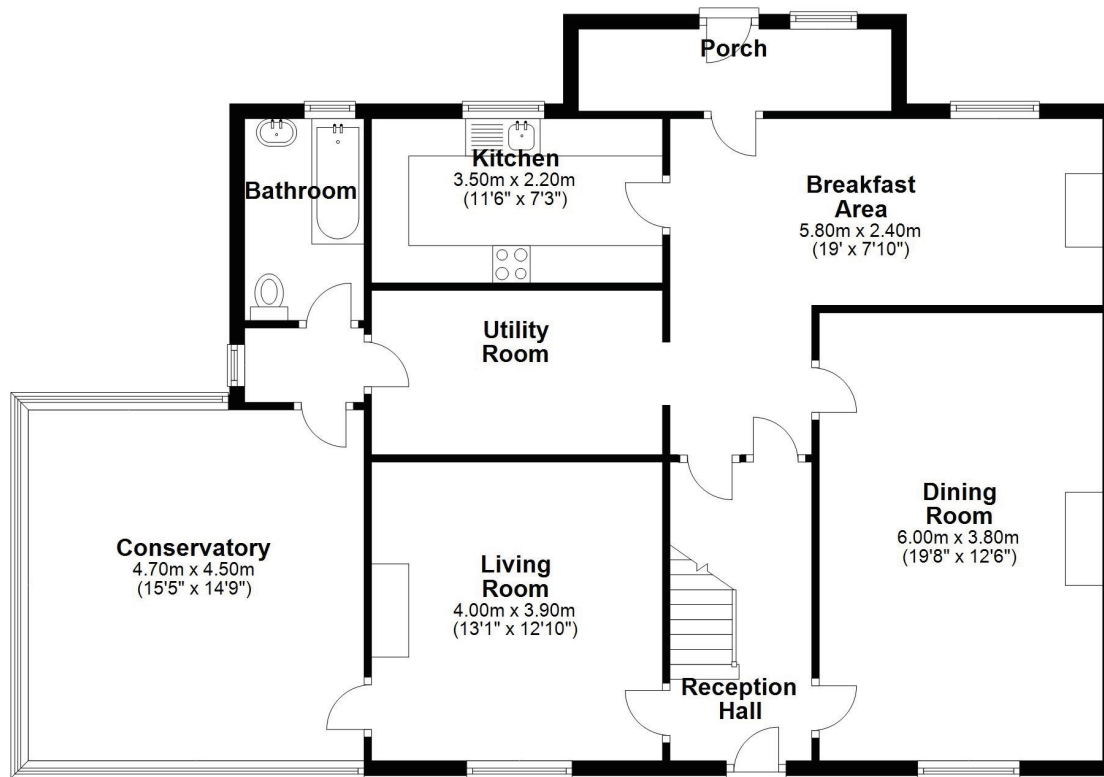
Yew Tree Farm is situated in a most attractive and peaceful semi-rural location at the end of a private road, in the small hamlet of Criftins. The Shropshire Lakeland town of Ellesmere is close by (2.5 miles) which provides an excellent range of local Shopping, Recreational and Educational facilities to cater for general day to day needs.

The historic county towns of Shrewsbury (19 miles) to the south and Chester (24 miles) to the north are also

easily accessible by car. There is a national rail station at Gobowen (5.5 miles) and the area is conveniently placed for Liverpool, Manchester and Birmingham airports. Criftins C of E Primary School is within walking distance of the property and there are a number of highly regarded private and state schools close by including Ellesmere College, Moreton Hall and Lakelands Academy.

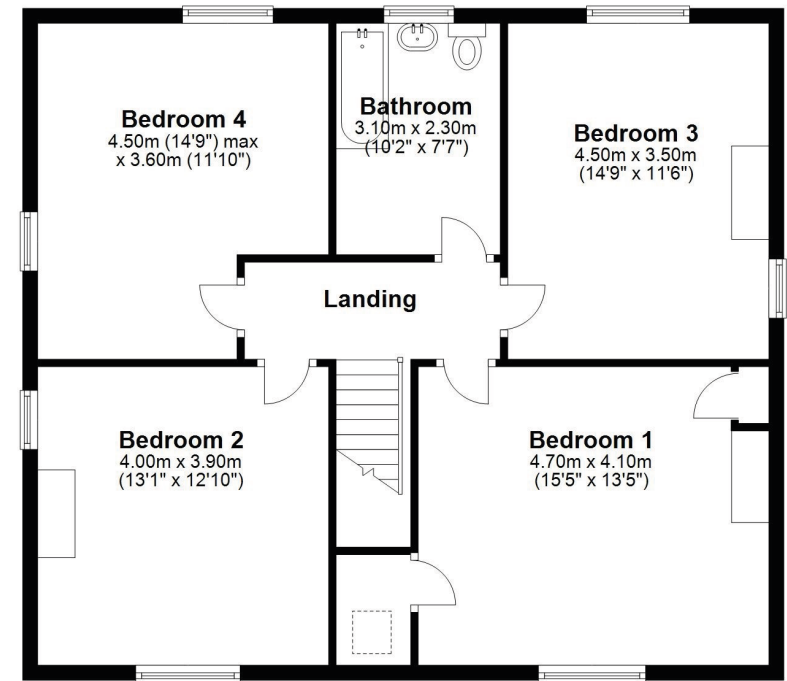
### Ground Floor

Approx. 116.6 sq. metres (1255.5 sq. feet)



### First Floor

Approx. 83.7 sq. metres (901.0 sq. feet)



Total area: approx. 200.4 sq. metres (2156.6 sq. feet)

## FARMHOUSE

The attractive double fronted period farmhouse boasts a wealth of charm and character and has been very well maintained by the current vendors, providing a traditional reception hall with doors into the principal reception rooms, a well-appointed kitchen with separate breakfast room, a large pantry, rear entrance porch, conservatory and ground floor bathroom together with four first floor Bedrooms and a family Bathroom. The property benefits from a number of attractive sash windows, an oil-fired central heating system and is presented for sale with fitted carpets included in the purchase price.

Outside, the property is approached over a long private drive leading to a concreted parking and manoeuvring area to the rear of the house with a single garage/workshop attached to one side of the house. The drive continues to a further open fronted building providing additional parking and vehicle coverage etc.

The gardens are predominantly gravelled at present for ease of maintenance but offer potential for landscaping according to one's individual tastes and preferences. The old Privy still sits to one corner making an interesting feature.



## OUTBUILDINGS

The traditional buildings are positioned to the rear of the house, briefly including a former shippon with attached former stabling providing potential for conversion to independent living accommodation, holiday let etc (subject to LA consent).

The more modern buildings include a substantial Dutch Barn (13.5m x 4.5m) with lean-to and an open fronted young stock / machinery storage shed (18m x 9m) with lean-to multi-purpose storage shed (9m x 5.5m), all providing potential for a number of usages, with concreted yards and a wide secondary vehicular access from the approach drive.

## LAND

The land is an excellent feature of the property and includes six principal enclosures of pasture, the majority of which are positioned to the front of the homestead with additional accesses from the country lane at the far extremity of the property.

The property extends, in all, to around 26.72 acres (delineated in red and blue on the attached plan), however, the vendors are willing to entertain offers for a lesser acreage (14.52 acres delineated in blue), should this be more suitable to a prospective purchaser.

## METHOD OF SALE

The property is offered for sale by private treaty, as a whole or potentially in lots.

## TENURE & POSSESSION

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

## SERVICES

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

## DIRECTIONS

What3Words /// insurers.jetted.computers

From Ellesmere proceed north on the A528 to the village of Dudleston Heath. Continue through the village and on leaving the village turn left signposted St Matthews Church, in to Church Lane. Continue along Church Lane passing St Matthews Church on your left-hand side and after a further approximately 50 yards turn left in to the drive of Yew Tree Farm. The homestead is positioned at the end of the drive.

## COUNCIL TAX

Council Tax Band – D.



## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000

## 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 outgoings whether mentioned in these sale particulars or not.

The property is crossed by public footpaths.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

