

**FOR SALE**

Price Guide £250,000

Yew Tree Farmhouse Horton, Wem, Shropshire, SY4 5ND

A detached Grade II listed country house offering potential for complete refurbishment with parking, gardens and land extending, in all, to just under 1 acre, in a popular and convenient hamlet location.



Wem (1.5 miles), Ellesmere (7 miles), Whitchurch (10 miles) and Shrewsbury (14 miles).
(All distances approximate).



- Detached Grade II Listed farmhouse
- In need of complete refurbishment
- Parking, gardens & land ext. to just under 1 acre
- Useful open fronted multi-purposes shed
- Popular and convenient semi-rural location
- Potential to create a first class country property

DESCRIPTION

Halls are delighted with instructions to offer Yew Tree Farmhouse, in Horton, for sale by private treaty.

Yew Tree Farmhouse is a detached Grade II listed country house offering potential for complete refurbishment with parking, gardens and land extending, in all, to just under 1 acre, in a popular and convenient hamlet location.

The internal accommodation currently provides, on the ground floor, a Reception hall, Living room, Sitting room, Dining room, Kitchen and Utility room together with three first floor Bedrooms and a family Bathroom, as well as a further three Attic rooms.

Outside, the property is approached from the Wem to Ellesmere road (A528) over a private drive leading to a parking area at the front of the property. There are lawned gardens surrounding the property providing potential for landscaping according to ones individual tastes and preferences.

Adjacent, there is a useful open-fronted multi-purpose storage shed and a single enclosure of pasture, ideal for the grazing of a variety of animals.

Yew Tree Farmhouse is delineated in blue on the attached plan, extending, in all, to just under an acre.

N.B.

The adjacent farm buildings have consent for conversion in to two detached dwellings together with around 2.5 acres of yards/land, and are also available for purchase with a guide price of £200,000 (delineated in red on the attached plan). A sale is currently agreed on the farm buildings (04/04/2025).

SITUATION

Yew Tree Farmhouse is situated in the rural hamlet of Horton just over one mile from the north Shropshire town of Wem which has an excellent range of shopping, recreational and educational facilities, yet is also within easy motoring distance of the larger centres of Whitchurch (10 miles) and Shrewsbury (14 miles), both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

A UPVC front entrance door in to a:

- Reception Hall
- Boot Room (3.7m x 3.1m)
- Lounge (5m x 4.8m)
- Dining Room (3.8m x 4.41m)
- Family Room (4.9m x 4.1m)
- Kitchen (2.9m x 2.3m)
- Utility (4.4m x 2.7m)



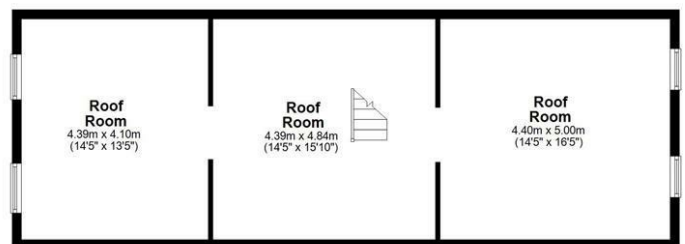
Ground Floor
Approx. 101.5 sq. metres (1092.6 sq. feet)



First Floor
Approx. 71.7 sq. metres (771.9 sq. feet)



Second Floor
Approx. 65.9 sq. metres (708.9 sq. feet)



Yew Tree Farm

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



FIRST FLOOR

Landing

Bedroom One (5m x 3.2m)

Bedroom Two (5.2m x 4.2m)

Family Bathroom

Bedroom Three (3.8m x 2.5m)

OUTSIDE

The property is approached from the Wem to Ellesmere road over a private drive leading to a parking area at the front of the property. The gardens include lawns to the front, side and rear offering potential for landscaping according to ones individual tastes and preferences.

MULTI-PURPOSE STORAGE SHED

22'11" x 18'0"

LAND

Currently within a single enclosure of pasture, ideal for the grazing of a variety of animals. The property extends, in all, to just under an acre.

BOUNDARIES

Please note, the purchaser of the farm buildings is responsible for erecting a new dividing boundary fence as per the attached plan within 12 weeks of completion.

SERVICES

We are informed that electricity is connected to Yew Tree Farmhouse. Drainage is to private system. We are also informed that the property has its own private water supply, however, we are informed mains water is nearby.

TENURE

The property is said to be of freehold tenure an vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band 'E' on the Shropshire Council Register.



FOR SALE

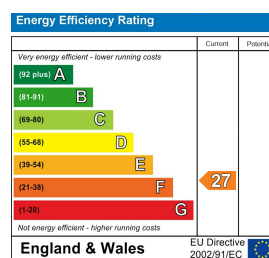
Yew Tree Farmhouse Horton, Wem, Shropshire, SY4 5ND



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 Rating



Halls 1845

01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.