

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.







# FOR SALE

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.

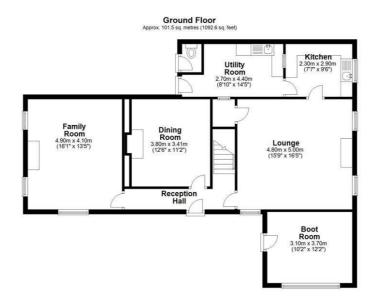
## THE ACCOMMODATION COMPRISES:

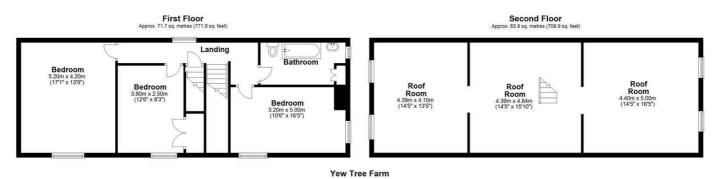
## **GROUND FLOOR**

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)



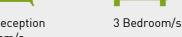






Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.













## 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)

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"

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.



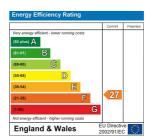
# Yew Tree Farmhouse Horton, Wem, Shropshire, SY4 5ND



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**





01691 622 602

## Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW E: ellesmere@hallsgb.com







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