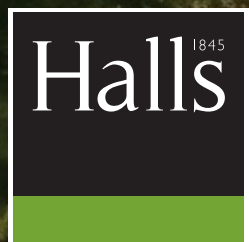




FORNCET

SOULTON ROAD | WEM | SY4 5HR





FORNCET

WEM | SHROPSHIRE | SY4 5HR

Shrewsbury 11 miles | Telford 20 miles | Wrexham 21 miles | Chester 30 miles

(all mileages are approximate)

AN ELEGANTLY RENOVATED CHARACTER PROPERTY
WITH EXCELLENT GARDENS AND DETACHED COACH HOUSE.

Circa 4,000 sq ft of living accommodation

Generous Gardens

Detached Coach House serving as Guest Accommodation

Convenient yet Secluded Location



Ellesmere Office

The Square, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Forncet is an imposingly handsome detached six-bedroom period property which has been lovingly and meticulously renovated to now provide almost 4,000 sq ft of elegantly and sympathetically presented living accommodation retaining a range of character features situated over two generously proportioned floors.

The property is situated within gardens which extend, in all, to around 0.75 acres; accessed onto a sweeping driveway set within an established treeline frontage which provides tremendous levels of privacy which culminates at the southern façade of this majestic family home, with the remainder of the grounds given over to expanse of well maintained lawns interspersed with well-stocked floral beds and seating areas, alongside a productive cottage garden containing an array of vegetable and fruit beds.

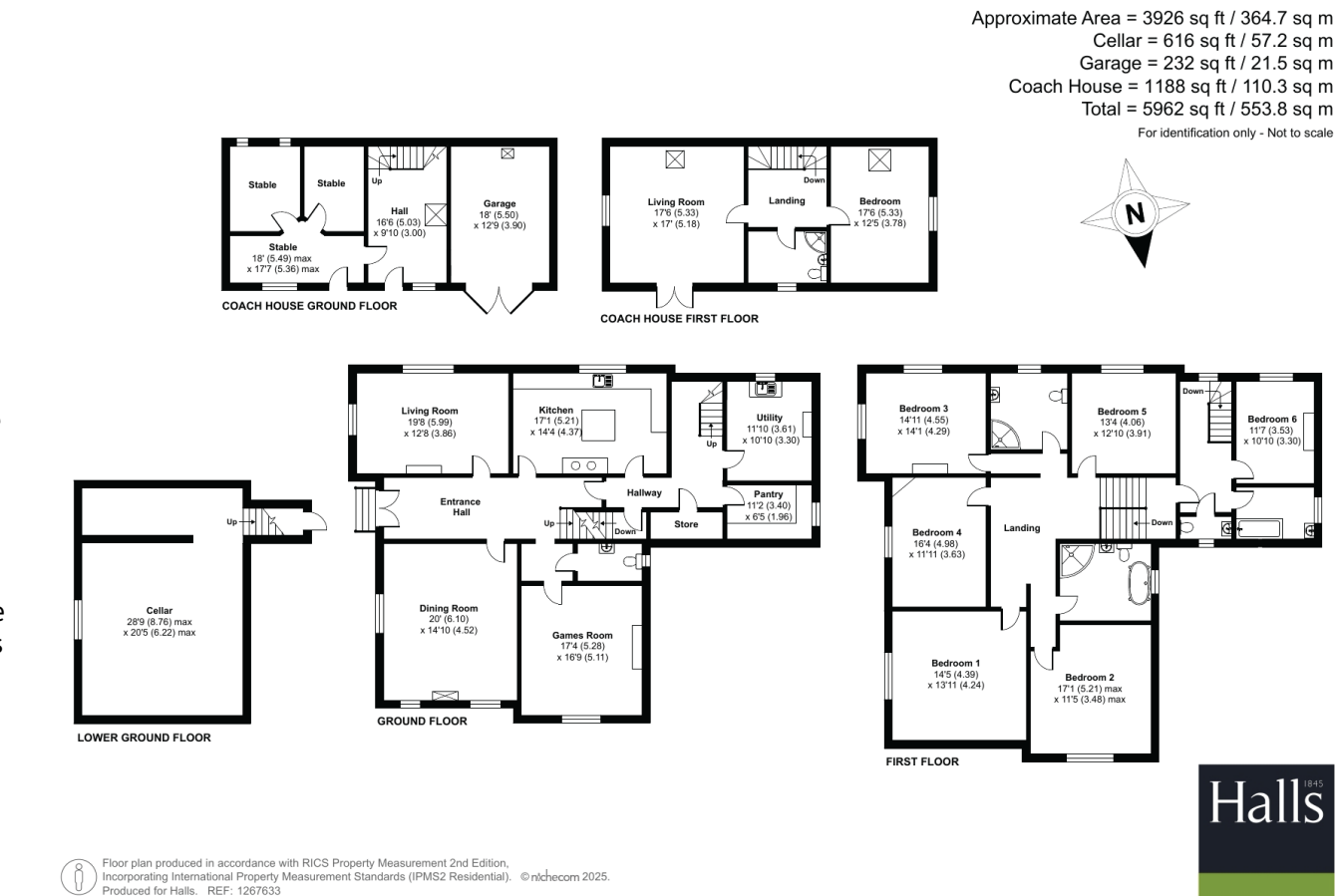
Forncet is further complemented by a detached Coach House which has, again, been subject to extensive renovation works and now boasts a private one-bedroom first floor apartment presently serving as a lucrative holiday let but which could readily act as dependant or guest accommodation. On the ground floor are a range of stables/stores which, whilst presently offering superb external storage, could offer potential for further conversion (LA consent permitting).

SITUATION

Forncet enjoys a convenient yet private position on the edge of the historic market town of Wem, with the noted landscape of the north Shropshire countryside positioned to the east and the town's many amenities close at hand to the west, these including Schools, Supermarkets, Train Station, Public Houses, Restaurants, and Medical Facilities; with the county town of Shrewsbury lying around 11 miles to the south and providing a wider range of facilities, including leisure and cultural attractions.

PROPERTY

The property, believed to originally date to the late 1800's, offers principal access through double-opening stained glass doors into a characterful and imposing Entrance Hall with traditional tiled floors, where stairs



rise to the first floor landing and doors lead, respectively, left into a welcoming Living room with dual-aspect full-height windows offering views over the gardens and a multi-fuel burner providing a comforting ambience to the room, and right into a spacious Dining Room ideal for entertaining. Further along the Entrance Hall, access is provided into a Billiards/Games Room, a Cloakroom, and a wonderful Kitchen/Breakfast Room which has been sympathetically modernised to retain vestiges of the property's historic roots.

To the far end of the Hall, a door leads into what is understood to have formerly served as the servants' quarter but now comprises a useful Utility Room and spacious walk-in Pantry, with secondary stairs rising to the rear of the first floor and to Bedroom Five with

its adjoining Bathroom. The rear of the building offers excellent scope for use as independent accommodation for multi-generational families.

An impressive staircase rises from the Entrance Hall to a substantial Landing with central lightwell, from where doors lead into a further five well-proportioned Bedrooms, all of which enjoy elevated views across the encompassing gardens, with the remainder of the first floor accommodation completed by two well-appointed bathrooms which contain stylishly modernised suites.

Beneath the property are useful Cellars which offer around 600 sq ft of versatile space ideal for storage.

GARDENS

Forncet is centrally positioned within expansive gardens which extend, in all, to around 0.75 acres and which have received the same keen dedication when considering and implementing their improvement, and now stand as a glorious accompaniment to this stunning property. The property enjoys an established hedge and treeline perimeter, affording it a luxurious level of privacy, from which a sweeping driveway enters to the south and curves to provide ample parking to the front and side of the property, with the remainder of the gardens featuring expanses of rolling lawn interspersed with attractively situated floral beds and a range of mature trees, alongside a productive cottage garden containing an array of neatly arranged vegetable and fruit beds. Of particular note within the grounds is a delightful patio area positioned immediately to the north of the property, which represents a truly tranquil space for outdoor dining and entertaining.

COACH HOUSE

Forncet is strikingly complemented by a detached Coach House which now comprises, on the first floor, a recently renovated one-bedroom apartment presently utilised as a lucrative holiday let featuring a large double Bedroom, Shower Room, and Reception/Kitchen, with ground floor retained as useful storage/garaging. Purchasers would be fortunately presented with opportunities for the continuation of the holiday-letting or with the chance to utilise the accommodation for dependant or guest accommodation, with potential available for the conversion of the ground floor (LA consent permitting)



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 mains water, gas, electric, and drainage connections.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words [///items.fights.fail](#)

Leave Shrewsbury in a northerly direction via the A528, continuing through the villages of Albrighton, Preston Gubbals, and Harmer Hill until reaching a mini-roundabout on the edge of Wem, here, take the first exit onto Mill Street and, when reaching a T junction in the centre of the town, turn right. Continue on this road, over a further mini-roundabout, until reaching the train tracks, here turn left onto Soultan Road where, shortly after a right hand bend, the property will be situated on your left, identified by a Halls “For Sale” board.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including The Thomas Adams School, St. Peter’s C of E Primary, Lakelands Academy, Newtown C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, Moreton Hall, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

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 way leaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.



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.

