



# PENNY BANK FARM

ST MARTINS | SHROPSHIRE | SY11 3DP





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Ellesmere 7 miles | Oswestry 8 miles | Shrewsbury 24 miles | Chester 24 miles  
(all mileages are approximate)

## A CHARMING COUNTRY COTTAGE SET IN AROUND 6.5 ACRES

Substantial 4-Bedroom detached period cottage set within approx. 1.9 acres of gardens  
Versatile Outbuilding, currently utilised as stabling, with potential for conversion  
A further circa 4.7 acres of pastureland nearby

**Secluded rural location enjoying views over open countryside**



**Ellesmere Office**

The Square, SY12 0AW

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**Viewing by appointment only**

## GENERAL REMARKS

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.

Most unusually, the property is also complimented by a separate paddock which extends to approx. 4.7 acres, with around 1 acre of this being woodland, and benefits from two vehicular accesses.

## 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.

## PROPERTY

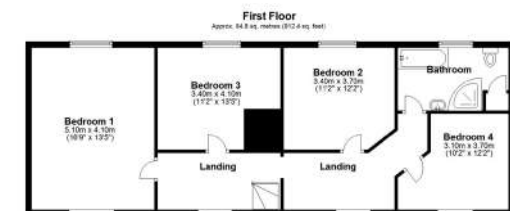
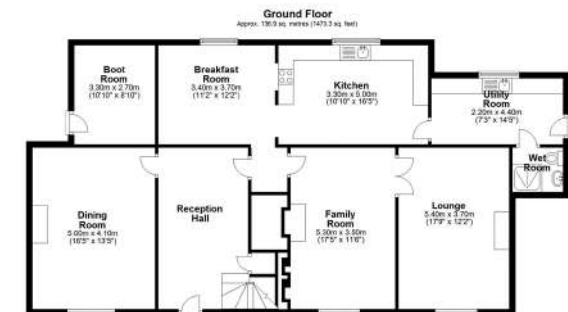
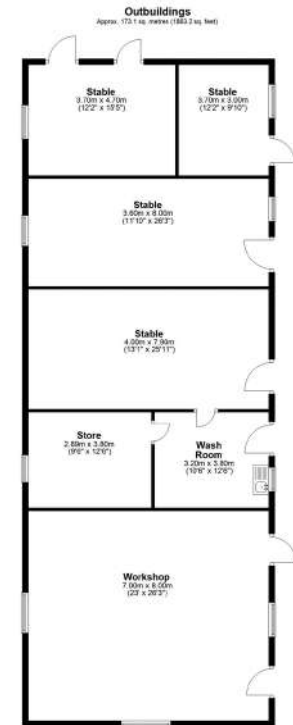
The property, formerly a row of farm-workers' cottages, now provides deceptively spacious and generously proportioned internal accommodation, situated over two floors and presented to a very high standard with a wealth of charming traditional features throughout.

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.



## PENNY BANK FARM

Total area: approx.394.7 sq. metres (4248.9 sq. feet)





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.

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 dogs 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).

## LAND

The property is further served by a separate paddock which extends to approximately 4.5 acres, with around 1 acre given over to mature and varied woodland. Located approximately 50m from the front door of Penny Bank farm and benefitting from two vehicular accesses, the land is situated within one enclosure and is ideal for the grazing of a variety of livestock, including horses, and may offer potential for further equestrian development.



### **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.

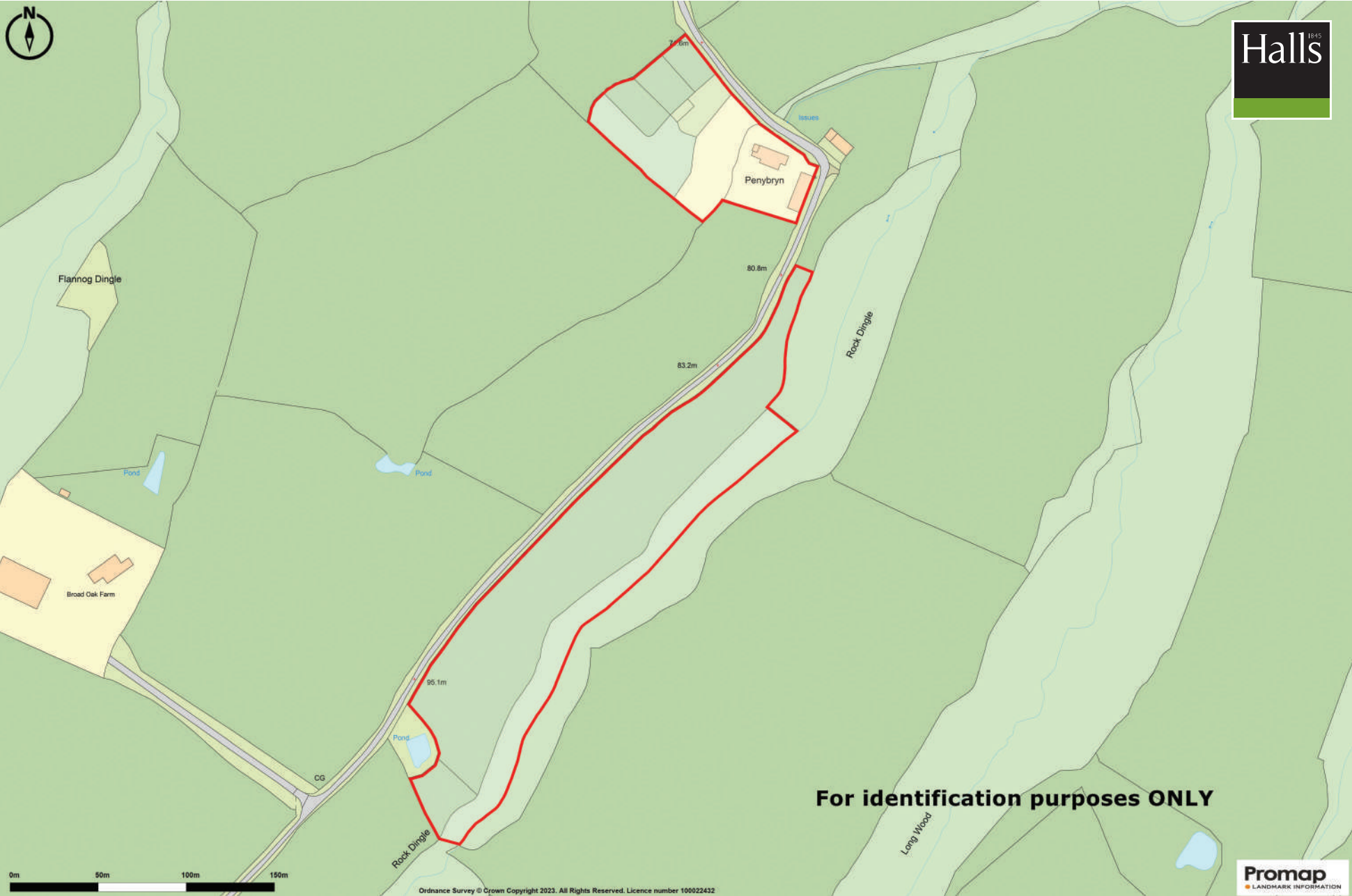
### **RIGHTS OF WAY & EASEMENTS**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all 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.



**For identification purposes ONLY**

0m 50m 100m 150m

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