



FOR SALE

Guide Price £895,000

Baxter House Rowton, Telford, TF6 6QY

A charming and most desirable Grade II listed detached Georgian farmhouse with lovely gardens, an extensive range of versatile outbuildings and stabling, menage and grazing land, whilst enjoying stunning views out over open countryside towards the Wrekin in the distance. IN ALL ABOUT 7.9 ACRES.



MILEAGES: Shrewsbury 10.5 miles, Market Drayton 12.8 miles, Newport 10.4 miles, Telford 10.9 miles and Wolverhampton 10.9 miles. All mileages are approximate.



- Versatile equestrian property
- Charming period house
- Spacious accommodation
- Lovely well stocked gardens
- Variety of outbuildings/stabling
- Menage and grazing land
- IN ALL ABOUT 7.9 ACRES

DIRECTIONS

From Junction 6 M54 take the A5223 road heading for Hodnet. On reaching Waters Upton carry on for about 0.3 mile and turn left signed Rowton/Ellerdine. Follow this road through to Rowton (1 mile) and in the centre of the village turn left by the monument and follow this lane. The property will be seen about 100 metres on the right hand side. SAT NAV - Baxter House, Rowton, TF6 6QY.

SITUATION

The property occupies an attractive position on the very outskirts of the village, approximately 7 miles north of Wellington. The house and gardens have a wonderful outlook, with extensive views out over its own land and countryside beyond extending to the Wrekin in the distance. The surrounding network of lanes provides good opportunities for riding out purposes and ample public paths for walking enthusiasts. An excellent range of amenities can be found in a number of locations, including Newport, Wellington/Telford and Shrewsbury. Latterly, the county town has a popular shopping centre, social and leisure facilities including an array of international restaurants.

There is a good selection of both state and private schooling including Adams Grammer (Newport), Wrekin College (Wellington), Prestfelde (Shrewsbury), Shrewsbury School and Shrewsbury Sixth Form College are but a few.

Commuters are particularly well placed for access to a number of commercial centres including Telford, Birmingham, The Potteries, Crewe and Chester. There are train services at Shrewsbury, Wellington/Telford and Stafford. Latterly, there is a train to London Euston (non stop).

DESCRIPTION

Baxter House offers an excellent opportunity to acquire an appealing and versatile equestrian property, including a traditional 3 storey farmhouse, two yards with a range of outbuildings, menage and productive grazing land.

The farmhouse typifies some of the lovely architectural features of a listed Grade II property, with a well proportioned front facade featuring two bay windows. The internal layout is well balanced to include two front reception rooms, both of which have fireplaces. There is a useful cellar leading from the reception hall, whilst at the rear of the house is a particularly generous size and traditional farmhouse kitchen with AGA RANGE COOKER. The adjoining boot room/utility is wonderfully proportioned, ideal for coats, boots and the dog (if required). Opening out onto the garden and terrace is a versatile garden/dining room. The bedrooms are laid out over two floors and are served by three bath/shower rooms.

Outside, the gardens enjoy a generous size lawn bordered mainly by well stocked shrubby beds and a host of specimen trees. Beyond the main garden lies the kitchen garden which has been particularly productive over the years.

THE EQUESTRIAN/OUTBUILDING FACILITIES

These are set out around two yards. There is a traditional two storey brick building, which may (subject to planning consent) provide an opportunity for conversion to a Granny Annexe, offices, therapy room, etc. Adjoining to the rear of it is a single storey and very useful tack room/home office. Set around the same yard are a number of substantial modern built barns for storage and possible lorry/trailer garaging. The second yard serves two stable blocks and a former piggery unit.

THE LAND

This incorporates the menage, whilst formed in two main blocks of grazing land - one of which is divided by a hedge and the other being the main hay field could be subdivided into multiple paddocks if required. The property as a whole extends to ABOUT 7.9 ACRES.

ACCOMMODATION

RECEPTION HALL

With period fan light and period oak box seat incorporating storage.

GUEST CLOAKS/WC

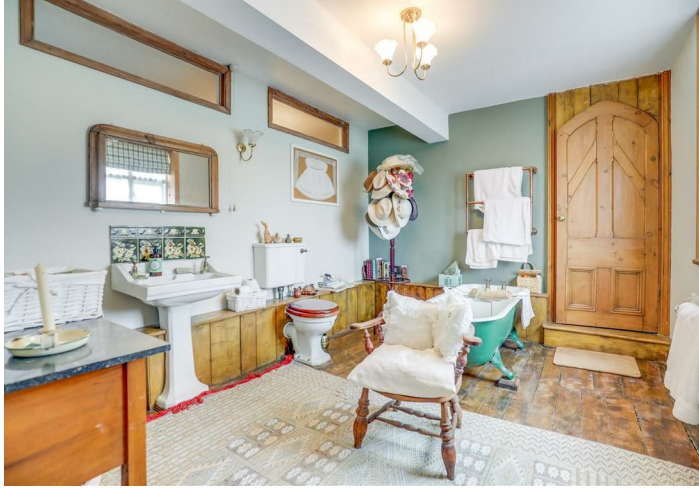
With wood effect ceramic tiled floor. WC. Wash hand basin with tiled splash.

CELLAR

With entrance chamber and main chamber.

SITTING ROOM

With period fireplace having a decorative surround, floral tiles and cast iron fire grate. Wide bay window.



REAR PORCH
381 sq ft (35.1 sq m) approx.



GROUND FLOOR
2222 sq ft (206.9 sq m) approx.

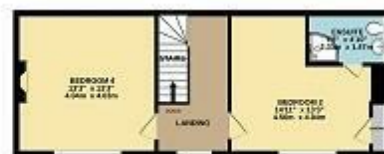


TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.

1ST FLOOR
799 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.6 sq.m.) approx.



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



4 Bedroom/s



3 Bath/Shower
Room/s



LIVING ROOM

With oak beamed inglenook fireplace having raised quarry tiled hearth with enamelled WOOD BURNING STOVE. Arched alcoves to each flank with built in storage cupboards. Oak beamed ceiling. Wide bay window with oak window seat.

FARMHOUSE KITCHEN/BREAKFAST ROOM

With quarry tiled floor. Exposed beamed ceiling. Fitted granite effect work surfaces with unusually large Belfast sink. A selection of oak style faced base and eye level cupboards. Spice/jar racks. Wine rack. Space and plumbing for dishwasher. Space for fridge. Oak beamed and brick inglenook with tiled back and incorporating an electric AGA RANGE COOKER. Space for electric free standing cooker. Wall mounted plate rack with spice drawers. Ample space for large breakfast table.

BOOT ROOM/UTILITY

With quarry tiled floor. Fitted period wash stand with solid wood worktop. Fitted Belfast sink and storage cupboards under. Additional worktop with space and plumbing for washing machine. Oil fired central heating boiler. Part tiled walls. Rear entrance door leading to:

REAR PORCH

Part timber framed and has built in boot/coat cupboard.

GARDEN/DINING ROOM

With quarry tiled floor. Exposed brick wall features. Triple window aspect with a French door leading out to the rear garden terrace.

FIRST FLOOR LANDING

'L' shaped. Airing cupboard containing factory insulated hot water cylinder with immersion heater and slatted shelving.

BEDROOM 1

With exposed boarded floor. Period cast iron fireplace with inset tiling and decorative quarry tiled hearth.

FAMILY BATH/SHOWER ROOM

With exposed boarded floor. Very well proportioned with enamelled cast iron roll top bath, feet and original brass taps. Wash hand basin. WC. Tiled shower cubicle with direct feed period style shower unit and splash screen, all concealed by a pine door.

BEDROOM 2

With exposed boarded floor. Vaulted ceiling with exposed main beams. Fitted pine double wardrobe.

EN-SUITE SHOWER ROOM

With exposed boarded floor. Tiled shower cubicle with wall mounted direct feed shower unit and splash screen. Wash hand basin. WC.

SECOND FLOOR LANDING

From the first floor landing a further staircase rises to the second floor landing. With window aspect to the front and access to loft space.

BEDROOM 3

With exposed boarded floor. Exposed beams to ceiling. Built in wardrobe.

EN-SUITE SHOWER ROOM

With exposed boarded floor. Corner tiled shower cubicle with electric TRITON shower unit. Further part tiled walls. Pedestal wash hand basin. Electric shaver socket. WC. Chrome ladder radiator.

BEDROOM 4

With exposed boarded floor. Period cast iron fireplace. Exposed beams to ceiling.

OUTSIDE

Approached through a gated entrance onto a gravelled driveway, which extends around to a rear yard, set around which are an extensive range of outbuildings.

THE GARDENS

These are generous in size and attractively laid out, whilst abundantly stocked. Comprising of lawns which extend across the front of the house and then predominantly to one flank. Bordering the lawns are deep borders, substantially stocked with a variety of specimen shrubs, flowers and herbaceous plants, together with a small rockery. There are specimen trees including a wonderful fig tree against the house, variegated acer and numerous others. Adjacent to the Garden/Dining Room is a BRICK PAVIOUR SUN TERRACE/BBQ AREA. At the bottom of the garden is a gravelled seating area with rockery and small ornamental pond. An archway then gives access through a gate to the:

KITCHEN GARDEN

This is of a generous size with various raised beds including soft fruit canes, rhubarb, strawberry bed and a variety of fruit trees. ALUMINIUM FRAMED GREENHOUSE.

YARDS, STABLES & OUTBUILDINGS

These lie immediately adjacent to the rear of the house being concreted and comprising of the following outbuildings:

* TWO STOREY BRICK AND TILE RANGE including WORKSHOP (approx 19'2 x 13'2) with access hatch and ladder to excellent first floor loft. * Separate WASH ROOM with wash hand basin and WC. * FORMER SHIPPON (approx 13'8 narrowing to 8'7 x 13'7). * TACK ROOM/HOME OFFICE (approx 19'3 x 11'2) with fitted worktop and built in sink unit with storage cupboards under. Lagged hot water cylinder. Multiple power points and lighting. * THREE BAY BARN built of concrete block. Steel/timber frame. Mainly corrugated iron sheeting. (approx 41'3 x 25'3). * ADJOINING TWO BAY LOCK UP GARAGE & TRAILER/LORRY STORE including lock up GARAGE (approx 26'5 x 19'1) with twin entrance doors. Open front LORRY/TRAILER STORE (approx 26'5 x 19'3). * BRICK AND TILE 'L' SHAPED RANGE including STORE (approx 14'1 x 7'1) and former PIG STY/KENNEL.

From the main yard a set of galvanised iron gates leads through to a STABLE YARD around which are a further set of outbuildings comprising: * FORMER PIGGERY (approx 53'5 x 19'0) built of timber/concrete block and corrugated iron, providing four rearing boxes and could be useful for a variety of uses. * STABLE UNIT 1 built of timber, concrete block and corrugated asbestos. Providing three STABLES. Each (approx average 13'10 x 9'5) with weather canopy and lighting. * STABLE UNIT 2 built of brick, timber and corrugated asbestos. Providing two STABLES measuring (approx 13'4 x 11'4 max) and (58'0 max x 11'2 max) * STORAGE BARN (approx 11'6 max x 11'4 max) with power and lighting. There is also an external weather canopy. To the rear of the Stable Yard is a grassed area with a POST AND RAIL MENAGE (approx 40'0 metres x 20'0 metres) with a fibre sand surface.



THE LAND

This is down to grazing and generally in good heart, divided into two blocks, one of which is provided with a water supply and winter shelter, whilst being used for making hay. The second block of land is divided into two useful grazing paddocks divided by a natural hedgerow.

GENERAL REMARKS

SOLAR PANELS

The property benefits from solar PV panels, which are mounted on the two storey brick building. The panels provide useful electricity generation based on a Feed in Tariff.

RIGHT OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoings whether mentioned in these particulars or not. There is a right of way access for the adjacent barn conversion over part of the gravelled driveway, which is currently used as a secondary access to its rear and marked between points A and B on the plan.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band G. Please confirm the council tax details via Telford & Wrekin Council or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444.
Email: shrewsbury@hallsgb.com

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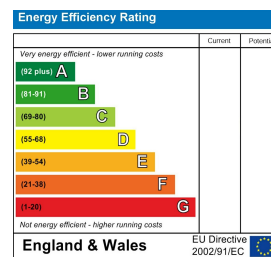
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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