

**FOR SALE**

Offers In The Region Of £575,000

Green Farm Plox Green, Minsterley, Shrewsbury, SY5 0HT

An impressive and particularly spacious detached Grade II Listed former farmhouse, providing extensive and versatile accommodation, set with two timber framed barns (right for conversion subject to necessary permissions), attractive mature generous gardens with lovely views in this sought after rural location.



Mileages: Shrewsbury 11.1 Miles, Telford 25.2 Miles, Bishops Castle 12.3 Miles. All mileages are approximate.



- **Grade II Listed**
- **Charm and character**
- **Spacious versatile rooms**
- **Lovely gardens and views**
- **Two timber framed barns**
- **No onward chain**

DIRECTIONS

From Shrewsbury proceed west along the Bishops Castle Road (A488) passing through the villages of Hanwood and Pontesbury. On reaching Minsterley proceed to a mini roundabout and take the first exit onto the Bishops Castle Road. Travel for about one mile and the drive to the property will be identified on the right hand side.

SITUATION

The property is situated just outside the village of Minsterley at Plox Green, this small hamlet is surrounded by open countryside and lies at the foot of the Hope Valley and close to the Stiperstones, both of which provide beautiful scenic walking. The village of Minsterley offers a selection of amenities, including a petrol station with an adjoining mini Morrisons supermarket. There is also a church, primary school and take away. The next village of Pontesbury also provides a comprehensive range of amenities, whilst a wide range of facilities can also be found at Shrewsbury, including a rail service. Alternatively further west is the pretty market town of Bishops Castle.

DESCRIPTION

Green Farm is a most impressive and desirable Grade II listed detached former farmhouse which will no doubt provide wide market appeal. The property boasts a wealth of charm and character, whilst offering flexible and versatile living accommodation and is predominantly secondary glazed. To the ground floor there are two main reception rooms, a generous breakfast kitchen, shower room, study and boot room. To the first floor there are three bedrooms together with a generous landing area and family bathroom. To the second floor is an additional delightful bedroom with a wealth of exposed timbers and providing a lovely outlook. Outside, the property has a generous amount of driveway parking which in turn gives access to the outbuildings which comprise of a three bay open fronted former barn and feature workshop. The gardens are beautifully established and attractively maintained, comprising mostly of large flowing lawns interspersed with numerous shrubbery beds and border. It should be noted that there are lovely views to both the front and rear.

ACCOMMODATION

Entrance door leading into:

RECEPTION HALL

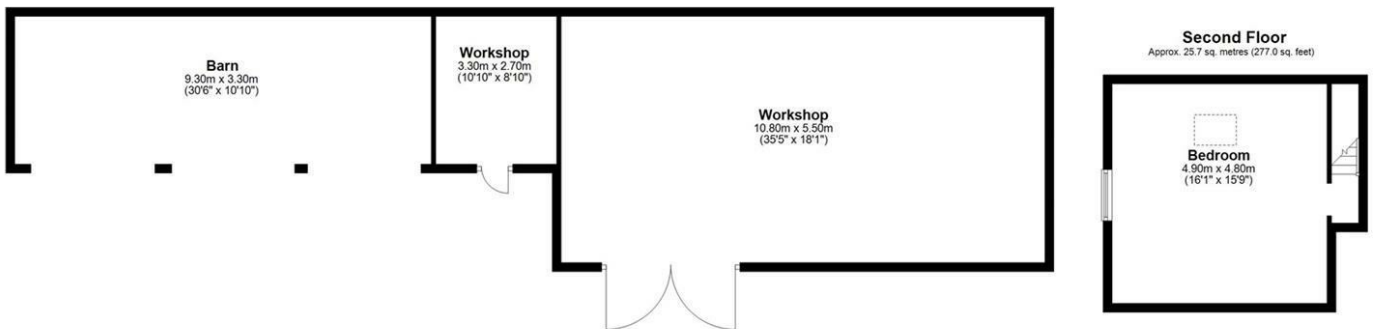
With quarry tiled floor. Archway through to inner hall. Door through to:

SHOWER ROOM

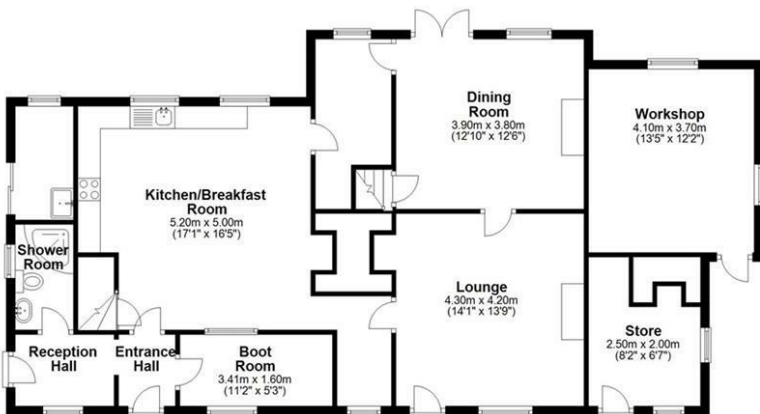
With quarry tiled floor. Providing a white suite comprising low level WC, wash hand basin set on a bespoke vanity unit with storage cupboards under. Corner shower cubicle with wall mounted electric shower. Heated towel rail.



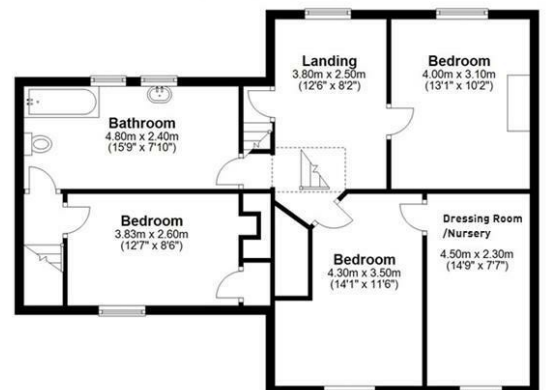
Outbuilding
Approx. 99.7 sq. metres (1072.7 sq. feet)



Ground Floor
Approx. 117.5 sq. metres (1264.2 sq. feet)



First Floor
Approx. 75.7 sq. metres (815.3 sq. feet)



Total area: approx. 318.6 sq. metres (3429.2 sq. feet)
Green 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



4 Bedroom/s



2 Bath/Shower Room/s



INNER HALL

With quarry tiled floor. Panelled part glazed door through to garden. Doors off and to:

BOOT ROOM

BREAKFAST KITCHEN

With attractive beamed ceiling and tiled floor. A range of matching eye and base level storage cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Space for fridge freezer. Space and plumbing for dishwasher. Space and connection for electric cooker. Door giving access to staircase to first floor. Windows with far reaching beautiful views.

STUDY

With beamed ceiling and lovely outlook.

DINING ROOM

With twin glazed French doors leading to gardens and offering lovely views. Access door to main staircase to first floor.

LIVING ROOM

With feature fireplace with stone hearth, exposed brick chimney breast with oak mantle. Lovely beamed ceiling. Panelled door leading to front gardens.

UTILITY

Providing a stainless steel sink unit and drainer, space and plumbing for washing machine. Oil Worcester fired central heating boiler.

FIRST FLOOR LANDING

With beautiful exposed timbers. Lovely outlook over adjoining fields with hills beyond. Doors off and to:

BEDROOM 1

With a wealth of character and exposed timbers. Lovely outlook and door to:



DRESSING ROOM / NURSERY

With exposed wall and ceiling timbers.

BEDROOM 2

With exposed timbers and lovely views.

BATHROOM

With a wealth of exposed timbers. Providing a suite comprising low level WC, wash hand basin set on vanity unit with storage cupboards under. Panelled bath. Lovely aspect.

BEDROOM 3

With lovely exposed boarded flooring. Exposed wall and ceiling timbers. Useful built in wardrobe with hanging rail.

SECOND FLOOR BEDROOM 4

A beautiful room with pitched ceiling, a wealth of exposed timbers, oak boarded flooring and dual aspect windows with far reaching views. Attractive exposed brickwork. Built in store cupboard off.

OUTSIDE

The property is approached over a shared access driveway which in turn then leads onto a generous gravelled driveway parking area with space for numerous vehicles. Beyond the driveway parking area is a part gated entrance which leads through to the outbuildings.

OUTBUILDING 1

3 Bay open fronted former barn with adjoining Garden Store.

OUTBUILDING 2 / WORKSHOP

Built of brick under tiled roof, part timber clad. Twin timber entrance doors. Numerous power and light points. Part boarded eaves storage area.



THE GARDENS

Flanking the driveway on one side is an area laid to lawn which incorporates an attractive nature pond together with a variety of specimen shrubs and trees including Oak. Sitting adjacent to the front of the property are further generous flowing lawns interspersed with a range of shrubbery beds and borders. The front gardens offer a lovely outlook towards East Ridge woods and the Stiperstones. The gardens then wrap around the property to one side providing further lawns and giving access to useful additional buildings including one store with a former bakers oven, power points. In addition, there is a separate workshop of a good size with power and light points. The rear gardens are also predominantly lawned together with a number of fruit trees. It should also be noted that the rear gardens have a stunning outlook over adjoining farmland with hills beyond including the Callow.

GENERAL REMARKS

AGENTS NOTE

There are a number of historic Architect's plans for potential development of the property including both the main house and the three bay barn. For further information contact the office.

FIXTURES AND FITTINGS

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

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank (which we understand requires replacing - further information can be obtained from the office. Oil fired central heating. None of these services have been tested.

EPC

Link <https://find-energy-certificate.service.gov.uk/energy-certificate/0065-3038-0206-0784-9200>

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

FOR SALE

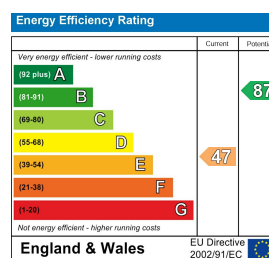
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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