



FOR SALE

Offers In The Region Of £750,000

Lower Vessons Farmhouse Habberley, Shrewsbury, SY5 0SQ

An incredibly attractive Grade II listed family home situated in the most idyllic of rural locations with truly breath-taking countryside views, paddocks, gardens, an orchard and a tennis court.



Mileages: Pontesbury - 3 miles, Shrewsbury - 12 miles, Ludlow - 25 miles. All mileages are approximate.



- Detached 4/5 bedroom Grade II listed Farmhouse
- Incredibly private location
- Stunning views
- Some significant updating has been carried out including the roof
- 2 paddocks set in 4.6 acres in total
- Tennis Court (in need of repair)

DIRECTIONS

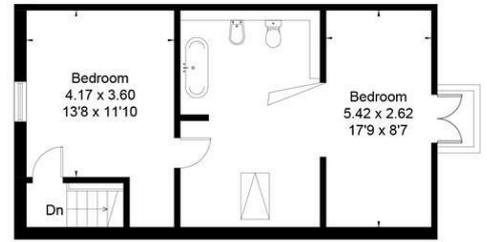
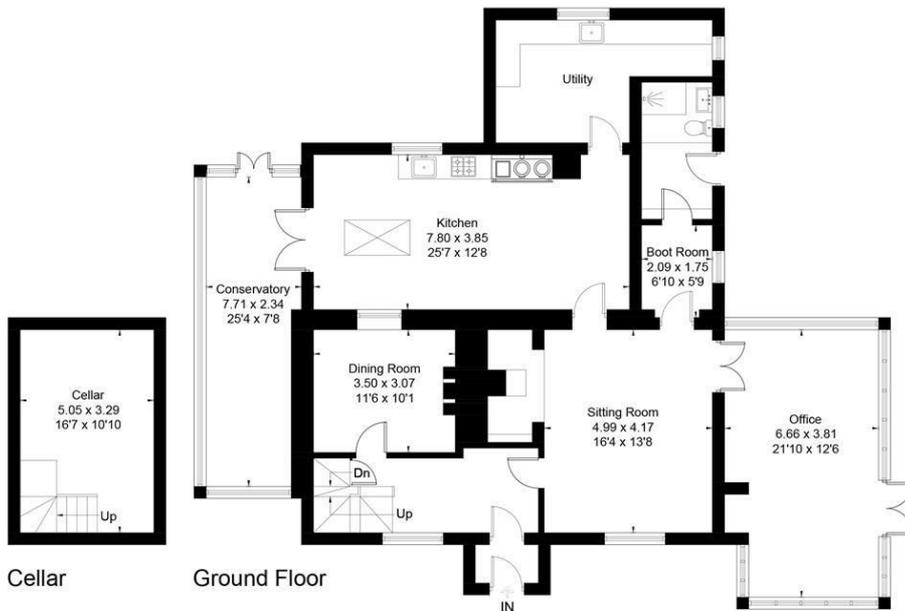
From Shrewsbury, take the A488 through Hanwood on to Pontesbury. In Pontesbury, take the left turn signposted 'Habberley 2 miles'. Proceed along the lane to Habberley. Once in the village, take the second right and follow the lane for about a mile. The lane which joins the private driveway to Lower Vessons is on the right-hand side. Proceed along the lane/drive to the end (approx 0.25 miles).

SITUATION

Lower Vessons Farm is situated in a stunning, elevated, rural position and is tucked away in a private position on the edge of the pretty conservation village of Habberley. The village offers a traditional pub and church, whilst the surrounding countryside is simply stunning with unspoilt farmland extending to the well known Stiperstones, which is a haven for walkers. The neighbouring village of Pontesbury provides a good selection of amenities including shops with a new Co-op store, pubs, a chemist and the Mary Webb School. The property is located in the catchment area for the primary school in Pontesbury which is rated Outstanding by Ofsted, and there is a school bus that picks up at the end of the drive. Shropshire as a whole is noted for its wide range of country sports and there is a shooting club at Minsterley Ranges. Golf enthusiasts can find clubs at Shrewsbury, Condover, Oswestry or Welshpool. A comprehensive range of amenities are easily accessible at the county town of Shrewsbury, which offers a cosmopolitan town centre including an excellent range of shops, international cuisine, theatre, cinemas and railway station. The Royal Shrewsbury Hospital is approximately 8.5 miles away. Private schools in the area include Packwood Haugh, Prestfelde, Shrewsbury School, Wrekin College and Moreton Hall.



Approximate Floor Area = 279.8 sq m / 3012 sq ft
 Cellar = 16.7 sq m / 180 sq ft
 Total = 296.5 sq m / 3192 sq ft



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #xxxxxx

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.



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



DESCRIPTION

Nestled in enviable seclusion amid mature gardens and 4.6 acres of pasture bounded by impressive oaks, Lower Vessons Farmhouse enjoys commanding views of the idyllic Habberley Valley immortalised by 20th century poet and romantic novelist Mary Webb. In fact, it even lent its name to one of her characters.

The house is of brick construction with a tile roof that has been replaced in the last couple of years. The accommodation is arranged over three floors. The property has a huge amount of charm and character offering exposed beams throughout and whilst keeping its character the property certainly offers the layout and flowing accommodation for modern everyday family living. On the ground floor there is a reception hall, a wonderful living room with log burner leading to a conservatory/garden room offering the most wonderful views. The hub of the house is the open-plan kitchen / breakfast room with Aga. There is also a dining room or study that links to the summer room, a utility, WC and boot room. On the first floor there are three bedrooms and a family bathroom. The second floor includes the principal bedroom suite with sitting room and open plan bathroom into the bedroom. The balcony off the bedroom area has the most wonderful panoramic views.

OUTSIDE

The property benefits from being set in a total of 4.6 acres of productive pasture land/paddocks. To the sides and rear of the house are large gardens with a combination of borders and mowed lawns and gravel and paved pathways. To the north of the property, with access from the garden is an orchard containing productive fruit trees and further open lawns. The property has the benefit of a tennis court to the west of the property adjoining the garden. The tennis court has a surrounding tall metal and mesh fencing and has a tarmac surface although the tennis court does need some significant updating. To the front of the house is a large yard with ample parking, and a series of ground and raised borders and a gravel path leading to the front door. The property could be used as an equestrian home as water could easily be run to paddocks and stabling erected.

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains Electricity, Private water supply via a bore hole. There is a private septic tank and soakaway contained within the land offered for sale. The property has oil fired central heating from the AGA. None of the services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band E. 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



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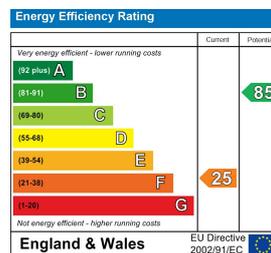
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



01743 236 444

Shrewsbury Sales
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E: shrewsbury@hallsgb.com



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