

FOR SALE



Oakern House, Oakern, Bromlow, Minsterley, Shrewsbury, SY5 0ED



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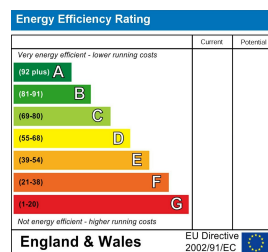
Offers in the region of £850,000

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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



A stunning and versatile detached country property with attached holiday cottage, guest accommodation, garaging and equestrian facilities including grazing land, whilst set in a commanding position with stunning views, in an area of outstanding natural beauty. IN ALL APPROXIMATELY 8 ACRES.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Splendid country home
- 2 bed holiday cottage
- Guest flat accommodation
- Beautifully presented throughout
- Attractive lawned gardens with terrace
- Stable yard, stable block and barns
- Grazing land with gorse natural habitat
- Elevated position with panoramic views

DESCRIPTION

Oakern House offers a wonderful opportunity to acquire such an appealing and versatile equestrian property, including a holiday cottage, separate self contained guest accommodation, stable yard with stable block and barns, together with grazing land, all of which opens up potential for additional income by way of holiday lets.

The house itself is beautifully appointed and has undergone considerable improvement and refurbishment by the current owners to present such a fine character home, which combines numerous traditional features with contemporary fittings. Points worthy of note include a stunning fitted kitchen, a wrap around Conservatory/Dining room which connects to the main reception rooms, one of which incorporates a CLEARVIEW stove. Oak bi-fold doors have been fitted between the sitting room and conservatory, whilst high quality double glazed windows have been fitted and a new oak/glass front entrance door.

Adjoining the house is Luckley Cottage a particularly charming holiday let immaculately presented with many windows taking advantage of the views. This would provide an excellent second income if required. Leading off the opposite wing to the house is a double garage, which has self contained guest accommodation over, tastefully designed to provide one bedroom open plan living.

Outside, the gardens are of a good size, largely laid to lawns with areas of well stocked shrubs and a lovely terrace off the dining/conservatory.

The equestrian facilities are set slightly away from the house and include an enclosed stable yard which benefits from a a stable block with tack room and 6 stables. A separate 3 bay barn and a rear lean-to horse trailer/implement store.

The land provides predominantly grazing in a variety of enclosures, together with a parcel of gorse land, which has been left to encourage wildlife. The property as a whole extends to about 7.98 acres.

ACCOMMODATION

RECEPTION HALL

With Limestone tiled floor, Oak and glazed stable style entrance door.

BREAKFAST/KITCHEN

With Limestone tiled floor, beamed ceiling incorporating downlighters, beautiful country style fittings to include extensive GRANITE work surfaces with tiled splash and built in twin SHAWS Belfast style sink unit with chrome mixer tap. Built in gas (LPG) FISHER AND PAYKEL HOB UNIT, tiled range surround with artwork and incorporating an oil fired STANLEY range cooker. A generous range of cream painted faced base units comprising cupboards and drawers with PEWTER style handles. Bespoke MAPLE dresser unit with GRANITE work top, pantry cupboards and drawers, additional glazed wall display wall cabinet, twin window aspect providing stunning views across the valley.

UTILITY ROOM

With Limestone tiled floor, fitted bespoke wash stand with ceramic sink unit, drawers with towel rail and open shelving, tiled splash, high level matching glazed cupboard unit and open shelving, additional pantry dresser unit with double cupboard, GRANITE worktop, drawers and basket storage, part glazed rear entrance door.

CLOAKS/WC

With Limestone tiled flooring, close coupled WC, chrome ladder radiator.

LIVING ROOM/DINING ROOM

With feature exposed stone walls and deep fireplace having a CLEARVIEW wood burning stove set on a flagged hearth. Exposed beamed ceiling, staircase rising to the first floor.

LOUNGE

With painted beamed ceiling, triple window aspect out onto the gardens. Oak and double glazed bi-fold doors leading out to:-

CONSERVATORY

Wrap around conservatory with double glazed windows and twin french doors, mainly stone flagged floor and exposed feature stone wall and grapevine. Twin french doors returning to the Dining/Living Room.

FIRST FLOOR LANDING

With access to loft space, built in airing cupboard containing new pressurised hot water cylinder.

PRINCIPAL BEDROOM ONE

With part sloped ceiling, twin window aspect, built in wardrobe with storage space.

BEDROOM TWO

With twin window aspect.

BEDROOM THREE

With twin window aspect.

BATHROOM

With tiled floor, quality suite comprising a contoured panelled bath having tiled walls, chrome mixer tap and hand held attachment. Wall mounted direct feed shower unit with rain head and curved splash screen, close coupled WC, VILLEROY & BOCH vanity unit with wash hand basin set on GRANITE top having cupboard and drawer under. Chrome heated towel rail, ceiling downlighters.

SELF CONTAINED GUEST ACCOMMODATION

FOX GLOVE CORNER - FIRST FLOOR GUEST LIVING ACCOMMODATION PROVIDES AS FOLLOWS:

ENTRANCE HALL

With wood effect tiled floor, coat rack and half glazed timber entrance door.

KITCHEN AREA

With GRANITE effect work top and tiled splash. Built in sink unit, built in electric ceramic hob unit with integrated extractor hood over, attractive range of painted faced base and eye level cupboards having pewter style handles. Integrated fridge unit with cupboard under. Wood effect laminate flooring continues out into:

LIVING/DINING/BEDROOM

With wood effect laminate flooring, surrounding 6 window aspect providing stunning views over the valley. Built in double wardrobe with sliding mirrored doors.

SHOWER ROOM

With tiled floor, step in tiled shower with wall mounted electric shower unit. Wash hand basin with tiled splash, close coupled WC, chrome towel rack.

ATTACHED HOLIDAY COTTAGE

LUCKLEY COTTAGE

ENTRANCE HALL

With tiled floor. Oak and glazed stable style entrance door, built in cloaks cupboard.

BREAKFAST KITCHEN

With tiled floor. Fitted GRANITE effect work surface with tiled splash and built in stone effect one and a half bowl sink unit. Selection of cream painted country style base and eye level cupboards including glazed display cabinets and plate rack. Slot in electric cooker, free standing refrigerator.

LOUNGE

With painted beamed ceiling, limestone ornamental fireplace with electric log effect stove. Large picture window providing stunning views.

BEDROOM ONE

With feature decorated wall, built in cylinder cupboard containing flagged hot water cylinder with emersion heater. Fitted double wardrobe.

BATHROOM

With wood effect vinyl floor covering, panelled bath with tiled splash, chrome mixer tap and shower attachment. Additional wall mounted electric shower unit with folding screen. Pedestal wash hand basin with tiled splash, circular mirror and lighting unit over. Close coupled WC.

BEDROOM TWO

With fitted vanity unit, wash hand basin and cupboard under. Built in wardrobe.

OUTSIDE

The property is approached over a shared track (two other properties), which then leads to a main private driveway with access to the stable yard, whilst also continues to rise up to the house with various parking areas. Adjacent to the front of the garage is a block paved parking area.

INTEGRAL DOUBLE GARAGE

With two pairs of timber entrance doors, ample space for a workbench. Power and lighting, space and plumbing for washing machine and deep freeze if required. Side pedestrian access door.

To the rear of the Guest House Accommodation is a decking area, with ground level storage under.

THE GARDENS

These surround the main house and holiday cottage, being neatly maintained and full of summer colour, whilst comprising of various lawned areas bounded in part by herbaceous beds and a variety of shrubs. Immediately adjacent to the conservatory is a lovely GRAVELLED TERRACE bounded in part by stone walling and is a wonderful area for outdoor dining and BBQ's with wonderful views over the valley. This section of the garden is also bounded by hedgerows and has a gate with arch leading out to an adjacent paddock. To the front of the house and cottage is a wonderfully planted flowering shrubbery and rose bed.