

FOR SALE

Tankerville Farm, Tankerville, Pennerley, Shrewsbury, SY5 0NB



FOR SALE

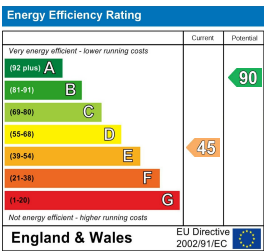
Offers in the region of £550,000

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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 striking detached former farmhouse, providing deceptively spacious accommodation, set with terraced gardens and land with stunning far reaching views, in this idyllic rural locality. In all approximately 3 acres.




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MILEAGES: Pontesbury 6.5 miles, Bishops Castle 8.2 miles, Shrewsbury 16.2 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Beautiful rural location
- Spacious former farmhouse
- Scope to improve
- Access to village amenities
- Stunning views
- In all approximately 3 acres

DIRECTIONS
From Shrewsbury, proceed south west along the A488 to Pontesbury, then onto Minsterley. At the roundabout take the left turn for Bishops Castle and after a couple of miles and arriving at Plox Green take the left turn signposted Snailbeach/Stiperstones. Follow this road for approximately two and a half miles and continue through the village of Stiperstones. Climb up the hill and as the road turns sharply left, turn right along an unadopted track. Proceed along the track, taking the first available left turn along a private road and this road then leads to Tankerville Farm and the neighbouring properties.

SITUATION
The property enjoys a beautiful rural setting in this Area Of Outstanding Natural Beauty, positioned along a private un-adopted track, the property has the advantage of a small number of neighbouring properties. The village of Stiperstones, approximately one mile away, offers the amenities of a pub, shop and primary school, whilst a further range of facilities can be found at the villages of Minsterley and Pontesbury. Commuters may be pleased to note that Shrewsbury is easily accessible and the A5 on the western outskirts feeds through to the M54 and Telford.

DESCRIPTION
Tankerville Farm is an impressive former farmhouse, which provides well proportioned accommodation laid out over three floors. The ground floor boasts a feature open plan arrangement, with a living area which has a log burning stove, whilst the kitchen diner is a fantastic family and entertaining environment. Also to the ground floor, is a useful utility, guest WC and storeroom. To the first floor, there are four bedrooms and the family bathroom. Steps then rise to two additional attic rooms which could be utilised for a number of different purposes. Outside, there is a parking area to the front, together with a carport, which may require some further attention, but does benefit from planning permission for conversion [Planning numbers: 17/02329/VAR & SS/1/05/17640/F, our clients have advised a deemed start has been made]. The gardens are situated at various levels to the side and rear of the property, offering seating areas with room for potted plants. A pathway then extends from the rear, climbing up the bank and leading to some of the land.

The land is split into two main paddocks, both laid to pasture, one positioned to the rear of the property, offering sloping ground. The other paddock is positioned to the other side of the unadopted track and is of a less sloping gradient.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

FEATURE OPEN PLAN LIVING DINING KITCHEN

LIVING ROOM
With exposed boarded flooring, bespoke fitted shelving, fireplace with stone hearth and exposed brick and stone work, housing a log burning stove.

KITCHEN DINING AREA
With exposed boarded flooring, providing an extensive range of base level storage cupboards and drawers with generous work surface area over, twin bowl stainless steel sink unit and drainer with mixer tap over. Space for American style fridge freezer, electric Rayburn with double oven and twin hot plate. Dual aspect windows, panelled part glazed door to side. Staircase rising to first floor, built in understairs store cupboard, useful walk-in storage room. Door to:-

UTILITY ROOM
With stainless steel sink unit and drainer, base level storage cupboards, space and plumbing for washing machine, space for tumble dryer, door to:-

GUEST WC
With low level WC.

FIRST FLOOR LANDING
With attractive exposed boarded flooring, useful raised storage area, panelled part glazed door to garden, staircase to second floor and doors off and to:-

BEDROOM ONE
With exposed boarded flooring, dual aspect windows with lovely outlook. Built in linen storage cupboard, corner shower cubicle with inset tiling. Wall mounted wash hand basin with tiled splash, range of built in wardrobes and storage cupboards.

BEDROOM TWO
With dual aspect windows.

BEDROOM THREE
With dual aspect windows.

BEDROOM FOUR
With dual aspect windows.

BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin, panelled bath, shower cubicle with inset tiling and splash screen. Part tiled walls.

SECOND FLOOR LANDING
With two useful loft rooms, which could be utilised for a multitude of purposes, with dual aspect Velux rooflights.

OUTSIDE
The property is approached over an unadopted private road which leads to a small number of properties, including Tankerville Farm House. Adjacent to the front of the house is the main parking area, which provides access around to an adjoining two bay carport. The gardens are laid out on a number of different levels. Adjacent to the kitchen, is a flagged patio area with sections of lawn and herbaceous borders. Steps then rise to a gravelled sun terrace entertaining area, which backs on to some lovely exposed natural raised rockery beds. A pathway the meanders around the bank, leading to some of the land.

THE LAND
The land is split into two sections, one section is positioned adjacent to the rear of the house and this is divided into three sloping paddocks, all laid to pasture approximately 1.9 acres. The land offers some stunning far reaching views. The remaining paddock is then accessed at the start of the private road access and is of a significantly less sloping gradient. This paddock is also laid to pasture and extends to approximately 1.1 acres. Adjacent to one of the sloping paddocks is a stone open fronted shelter, with gated access onto the private road.

GENERAL REMARKS
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 water and electricity are understood to be connected. Shared drainage to a septic tank. None of these 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
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