



LONGFORD HOUSE FARM

LONGFORD | NR MARKET DRAYTON | TF9 3PW



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Market Drayton 2.6 miles | Shrewsbury 18.2 miles | Telford 19.5 miles | Stafford 24.9

(all mileages are approximate)

A MOST IMPRESSIVE AND BEAUTIFULLY EXTENDED FARMHOUSE,
PROVIDING A FANTASTIC SPACIOUS LIVING ENVIRONMENT,
WITH DELIGHTFUL GARDENS & LAND,
SET IN A CONVENIENT AND SOUGHT
AFTER LOCALITY – IN ALL APPROX 3 ACRES

Stunning family home
Beautifully extended and enhanced accommodation
Period features and character
Over 6000 sq ft of exceptional living space
Rural yet convenient location
Set in all approx 3 acres



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, take the A53 north and proceed through the village of Shawbury, on reaching the Tern Hill Roundabout, take the second exit straight ahead, and continue along towards Market Drayton. On arrival at the next mini roundabout take the second exit, passing McDonalds on your left hand side. At the next roundabout, take the first exit turning left, onto Longford Road and follow this road around into the hamlet where Longford House Farm can be found.

Note: Do not take the Green Lane entrance to the village, the lane directly off the A53, this is currently unpassable for regular vehicles and under review with the highways department.

SITUATION

The property is situated in the heart of a pretty rural farming hamlet, located just over a mile from the ancient market town of Market Drayton. Whilst enjoying all that's best about rural living, Market Drayton affords a fantastic range of amenities, including both independent shops and larger prominent supermarkets. There is a number of sporting facilities close by, including a swimming pool, golf course and sports centres. The Festival Drayton Centre presents an impressive programme of films, theatre and live stream RSC Productions, along with a variety of classes for all ages. Further amenities can be found in Newport or alternatively Shrewsbury, Telford and Nantwich. Commuters will find that regional centres of employment include Wolverhampton, Birmingham, Manchester, Crewe and Chester. Road links give access to the M54 and the M6 motorways, whilst a rail service to both London Euston and Manchester Piccadilly can be found at Stafford.



SCHOOLING

There is an excellent range of schooling, both state and private, including The Grove, Shrewsbury School, Wrekin College, Ellesmere College and the renowned Adam's Grammar in Newport.

PROPERTY

Longford House Farm is a truly exceptional detached former farmhouse, which has been greatly enhanced and extended by the current owners. The accommodation provides a stunning blend of contemporary and characterful living and now stands as a striking country property, in a sought after north Shropshire locality. The property is well positioned with a generous driveway parking area, which also leads to a number of outbuildings. The gardens are a delightful and most important feature, comprising large expanses of lawn interspersed, with a number of maturing trees and a feature Indian sandstone sun terrace surrounding a lovely lily pond. The additional land is in two sections, one being mostly lawned, with the other providing a pool and nature space.



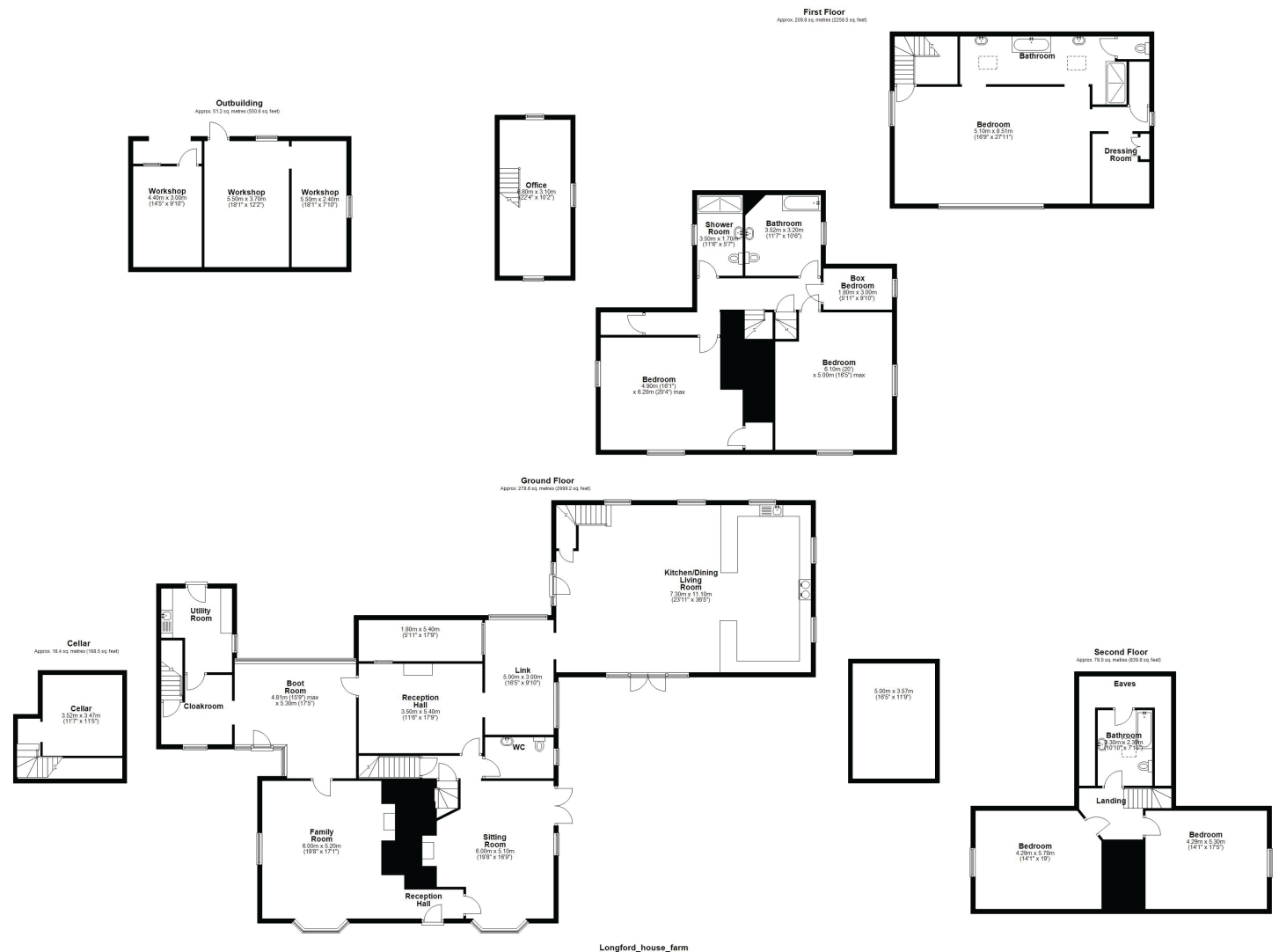
DESCRIPTION

The original farmhouse was believed to be built during the 1760's and the current owners have introduced a stunning scheme of extensions and renovations, completed in 2008. The property now offers a suite of three buildings, with the original farmhouse sitting centrally, the former wash house to one side and a substantial two storey addition, utilising the architectural inspiration of a barn conversion to the other, which now affords a stunning open plan living kitchen dining area, with exceptional principal suite over.

In addition to the extensions, the house has been completely renovated to an exacting standard. The renovations include the property being completely reroofed and rewired, the installation of hard wood argon filled double glazed windows, introduction of Ancram radiators to the majority of the accommodation and a wealth of exposed oak throughout the residence.

The property is primarily accessed through one of the extensions, an oak framed entrance hall, with an abundance of natural light leading through to the traditional farmhouse and old wash house. The main reception hall to the farmhouse contains a wealth of character, including exposed brickwork, beams and timbers and leads through to the feature kitchen, dining, living room. This impressive family space has windows to all four aspects and double doors leading out to a delightful sun terrace and Lily pond. The kitchen area contains a number of Shaker style units and an oil fired four oven Aga. The remaining space offers a number of options and currently offers comfortable and cosy family dining, with an adjacent lounging and relaxation area.

Also to the ground floor, are two large traditional reception rooms, being versatile in their use and containing striking inglenook fireplaces with log burning stoves. There is also a guest WC and spacious wine cellar.



The former wash house, now affords a highly functional utility room with stairs leading to a first floor home office. The bedrooms are arranged over two floors, with the first floor providing two splendid double bedrooms with dual aspects, served by a shower room and separate bathroom. Also positioned to the first floor is a useful box room, which could be utilised as an occasional bedroom/nursery or dressing room.

To the second floor, there are two more double bedrooms and a well fitted bathroom. Positioned over the kitchen/living/dining area is the principal bedroom, a statement feature to the property, with a private stairway and offers a superb bedroom suite with floor to ceiling windows on three aspects, a walk in dressing room, and en-suite bathroom, with large bath, walk-in shower cubicle and 'His and Hers' St James wash hand basins.

OUTSIDE AND OUTBUILDINGS

The property is approached through a gated entrance, which in turn leads to a large concreted yard and parking area, with space for numerous vehicles.

Accessed off the yard is a range of outbuildings, which comprise a super workshop, with extensive fitted work benches, power and lighting. In addition to the workshop are further stores, which could be utilised for a number of purposes and also have the advantage of a second floor above.





THE GARDENS

Longford House Farm is positioned with notable gardens and is surrounded by beautiful and attractively maintained flowering lawns, containing a number of established beds and borders, with a variety of flowering shrubs and plants.

A number of impressive specimen trees can be found, including a large ancient Walnut Tree, numerous Fruit Trees, a Witch Hazel and liquid Amber. Adjacent to the living dining kitchen is a beautiful Lily pond with surrounding Indian sandstone sun terrace entertaining area which is ideal for Alfresco dining.



THE LAND

Beyond the gardens to the south, are two fields of approximately 2 acres in total. The first is laid to pasture and is surrounded by a variety of trees, with access from Green Lane. A gated entrance then extends to the bottom field, which has been re-wilded by the current owners.

This adjacent land offers both medium and long term development potential, either as a whole or in parts. A pre application has been submitted for a single dwelling adjacent to the main house, which has received a positive response.

The vendors are willing to separate the property and retain the land, should this be of interest. Further details are available on request.



FIXTURES AND FITTINGS

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

SERVICES

Mains electricity is understood to be connected. Drainage is to a septic tank. Oil fired central heating.

None of these services have been tested.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Council Tax Band: G - Shropshire Council

LOCAL AUTHORITY

Shropshire Council,
The Shirehall, Abbey Foregate,
Shrewsbury, Shropshire.

VIEWINGS

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IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



