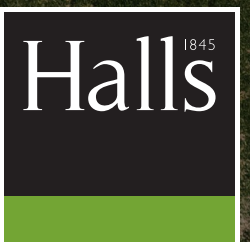


An aerial photograph of a rural property. In the foreground, a two-story house with a brown tiled roof and white walls is visible. It has a large skylight on the roof and a chimney. To the left of the house is a large, long barn with a green corrugated metal roof and a smaller structure with a dark roof. The property is surrounded by green fields and trees. A dirt path or road runs along the right side of the property.

WILLOWBURN

WRENTNALL | PULVERBATCH | SHREWSBURY | SY5 8EB



WILLOWBURN

WRENTNALL | PULVERBATCH | SHREWSBURY | SY5 8EB

Shrewsbury 8.5 miles | Telford 21.9 miles | Birmingham 55 miles.

(all mileages are approximate)

AN IMPRESSIVE AND ATTRACTIVE “BORDER OAK” FAMILY HOME,
SITUATED IN THE MOST IDYLIC OF LOCATIONS,
OFFERING GREAT LIVING ACCOMMODATION
AND WONDERFUL EQUESTRIAN FACILITIES
SET IN APPROX. 12 ACRES OF LAND.

Beautifully presented throughout
Set in the South Shropshire rolling countryside with panoramic
views over the Wrekin and around to the South Shropshire Hills
Superb open plan kitchen/dining/family room
Sitting room with log burning stove
Stable blocks and Outbuildings
Fenced paddocks and 60m combi-ride surface manege/arena



Shrewsbury Office

2 Barker Street, Shrewsbury,
Shropshire, SY1 1QJ

T: 01743 236444

E: shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents

SITUATION

The property is beautifully situated on the fringe of the popular hamlet of Wrentnall, set in amongst delightful, unspoilt Shropshire countryside, offering walkers and hackers ready access to the Long Mynd. Nearby is the village of Longden which provides a shop, soon to be community owned public house and primary school. Shrewsbury is easily accessible offering a comprehensive shopping centre, a selection of restaurants and a rail service. Commuters will find easy access to the A5 which links through to the M54 and onto Telford.



DIRECTIONS

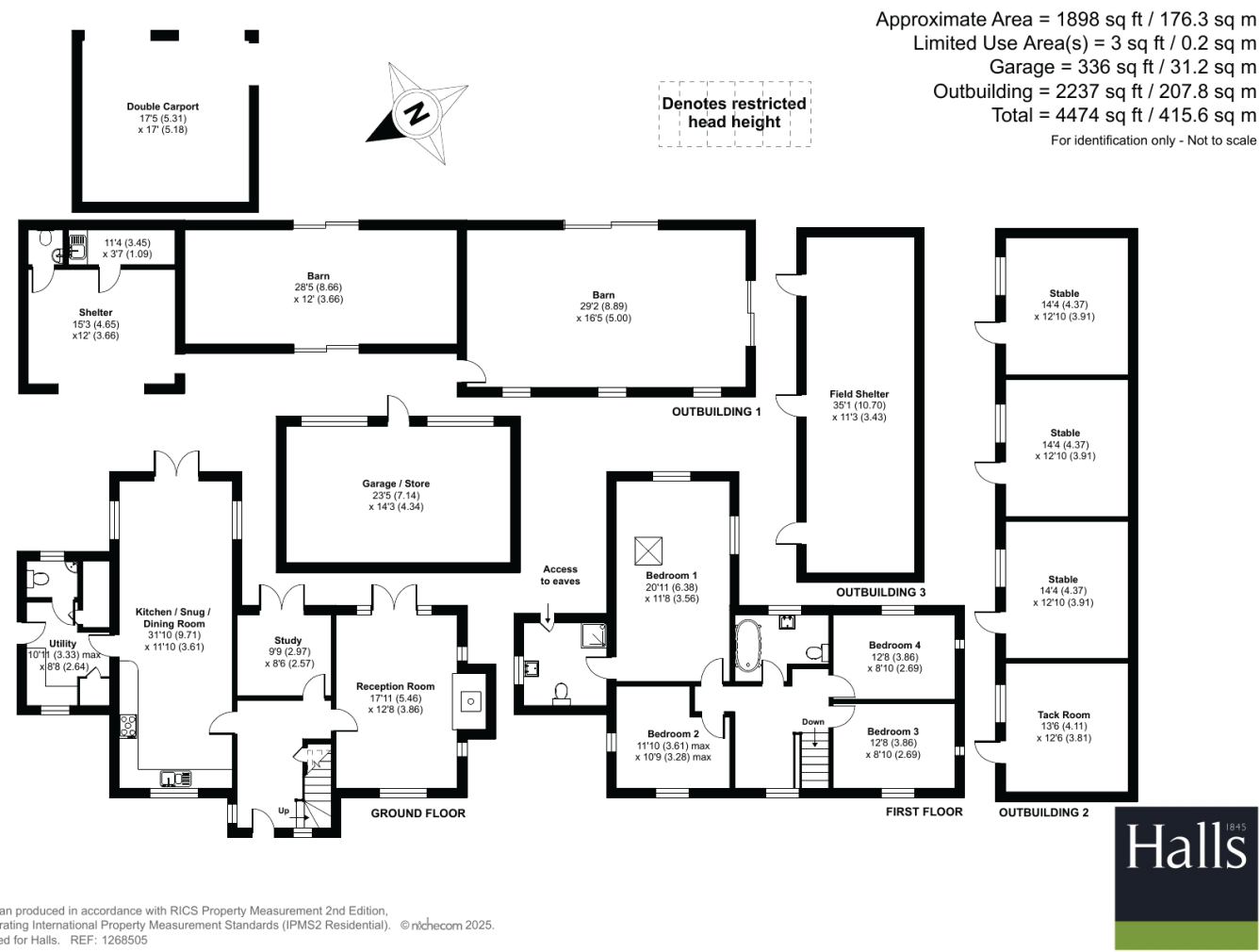
From Shrewsbury, proceed out on the Longden road passing The Priory and Meole Brace schools and continuing through the villages of Hook-a-Gate, Annscroft, Longden and Longden Common. After passing through Longden Common, take the right hand turning signposted Wrentnall and Pulverbatch and continue into the hamlet of Wrentnall, following the road round to the right and passing the turning on the left for Habberley. Willowburn is the last property on the left-hand side as you leave the village and has a private gated driveway leading to the house.

DESCRIPTION

Willowburn is a beautifully presented four bedroom detached ‘Border Oak’ property, providing spacious living accommodation that includes a wonderfully spacious kitchen/dining/family room expanding the depth of the property, this is the hub of the house. The farmhouse style Neptune kitchen, a Belfast sink with mixer taps and space for a range style cooker, there is also a free standing dishwasher. There is a dining area and sitting area beyond with French doors leading to the rear patio. There is a very useful utility room, a guest WC, study and the main sitting/living room is a great space with an inglenook fireplace housing multi-fuel burner.

A beautiful oak staircase leads to the first floor where the superb principal bedroom suite can be found with dressing area and en-suite shower room. There are three further double bedrooms and a family bathroom.

The property benefits from a huge amount of charm, character and shows the quality of the build with exposed oak timbers, solid oak double glazed windows, oak doors throughout and solid Travertine stone floors to the ground floor with oak flooring to the study and living room and solid oak floors to the first floor, with carpet to the bedrooms.



THE GARDENS

To the rear of the property, there is a patio area perfect for alfresco entertaining and the gardens beyond. The gardens are most laid to lawn and wrap around the side of the property and are bordered by a stream. There is a detached raised outbuilding that could be converted into a garden room. The garden link through a gate to the stables and paddocks beyond.

OUTBUILDINGS

There is a great selection of outbuildings that have been updated by the current owners including a timber clad stable block with 3 stables and a tack room, 3 stables laid on a raft with access to the paddocks, a detached barn with two large storage areas which are perfect for hay and vehicle storage as both have dual access to the yard and paddocks. There is also a wash box which has a kitchenette and WC to the rear. There is a detached two bay oak framed car port for garaging. The stable yard has separate road access.

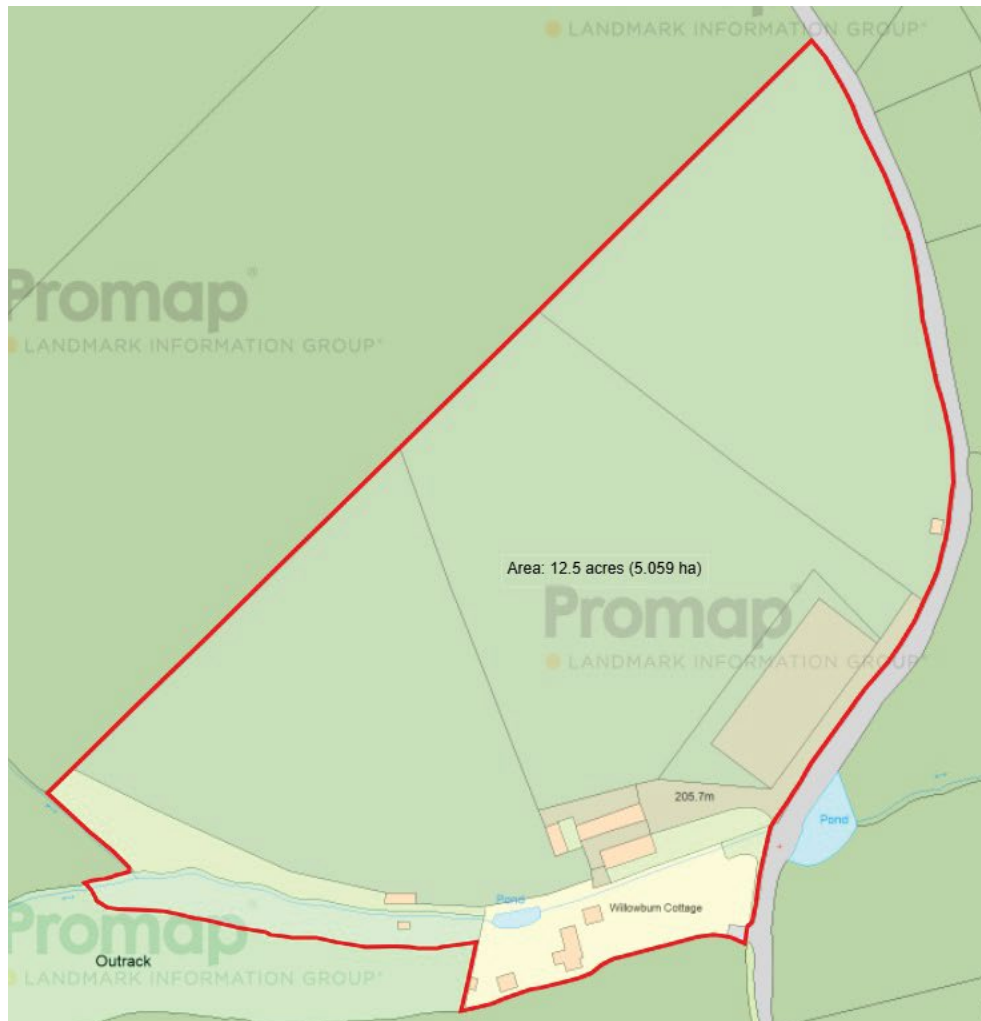
The buildings have the benefit of mains electricity and water supplies, with the land also having a mains water supply.



THE LAND

The land comprises pastureland rising gently to approximately 700ft and bounded by hedgerow with fenced divisions providing three main paddocks. There are Field Shelters for each field and an area of woodland to the south-west corner. The manege area is 60m long and has a combi-ride surface.

Total land: 12.51 acres/5.06 hectares.



GENERAL REMARKS

RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies, together with all other rights and obligations, easement and all wayleaves whether referred to in these particulars or not.

FIXTURES AND FITTINGS

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

TENURE

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

SERVICES

The property benefits from mains water and electricity with solar water heating, air source heat pump and under floor heating throughout, providing a fully zoned system with thermostats in every room. Drainage is to a sewage treatment plant.

COUNCIL TAX

The property is currently showing as Council Tax Band F. 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.



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.

