

**FOR SALE**

Price £795,000

Moston Lane Farm, Hine Heath, Stanton, Shrewsbury, SY4 4NA

A beautifully presented and most appealing detached four bedroom country house, offering a separate one bedroom Annexe, delightful gardens, a variety of outbuildings and grazing land, in an unspoilt and sought after rural locality. IN ALL ABOUT 4.3 ACRES.



MILEAGES: Shrewsbury 14.2 miles and Telford 16.1 miles. All distances are approximate.



- Character four bedroom country house
- Detached one bedroom Annexe
- Variety of outbuildings
- Large beautiful and productive gardens
- Idyllic rural location
- IN ALL APPROX 4.3 ACRES

DIRECTIONS

From Shrewsbury head north along the A53 passing through Shawbury and Edgebolton. Proceed taking the left turn to Hopton and the West Midlands Shooting Ground. Continue along this lane for a distance and the property will be identified on the right hand side.

SITUATION

The property is situated in an attractive rural locality with scenic views of the surrounding unspoilt countryside. Lying up a country lane, there is ample riding and walking opportunities on the numerous connecting lanes and footpaths. Country sports enthusiasts may also wish to know that the property lies close to the West Midlands shooting ground known for its clay shoots. Golfers will find a number of clubs in the area the nearest being Hawkstone Park at Weston Under Redcastle. Commuters are particularly well placed for access to the Potteries via Market Drayton, Telford, Shrewsbury, and further afield by train to Crewe and Manchester.

DESCRIPTION

Moston Lane Farm is a part sandstone detached country house which provides characterful and versatile accommodation throughout. The ground floor offers three reception rooms, a fitted kitchen, utility room and guest WC. To the first floor, there are four double bedrooms, the principal of which is served by an en-suite shower room, whilst the remaining three are served by the main bathroom. Outside, there is a generous amount of driveway parking with space for numerous vehicles. There is also an EV charger. The Annexe offers accommodation of superb proportions, laid out over two floors. The ground floor boasts an open plan kitchen/living room, with patio doors leading off to a garden room, which has a lovely outlook over the surrounding grounds. Also to the ground floor is a shower room, whilst the double bedroom is located on the first floor with an en-suite toilet. The property is set in an idyllic rural location with beautiful large wraparound gardens, comprising flowing lawns, abundantly stocked flower beds and specimen trees. There is a dedicated vegetable and soft fruit growing area and an orchard. There are a variety of outbuildings which comprise two loose boxes, open barn, tool and mower shed, a workshop, wood store, field shelter and additional shed. The land is currently divided into four main paddocks and is laid to pasture.

ACCOMMODATION

Oak framed and sandstone porch with tiled floor and solid panelled oak, part glazed entrance door leading into:

BREAKFAST KITCHEN

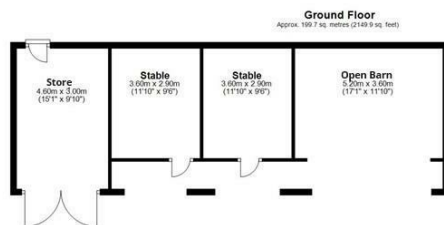
With tiled floor. Providing an attractive and extensive range of base level units, comprising cupboards and drawers with work surface area over and incorporating a sink unit and drainer with mixer tap over. Heating and hot water is provided by a newly installed programmable pellet Klover smart 90 stove. Space and connection for electric cooker. Part tiled walls. Central island with solid wood worktop/dining area and base level cupboards. Staircase rising to first floor. Built in under stair storage and pantry cupboard.

SITTING ROOM

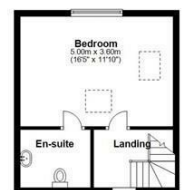
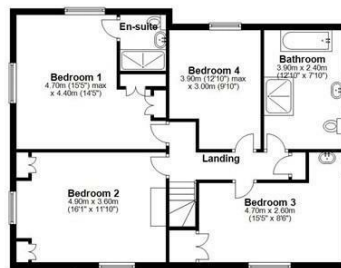
With beamed ceiling. Attractive fireplace with slate hearth. Oak surround and exposed sandstone housing a MORSO log burning stove.

DINING ROOM

With oak boarded flooring. Fitted recessed book shelving. Double glazed French doors providing access to and views over the delightful gardens.



OUTBUILDINGS



HOUSE

Total area: approx. 310.6 sq. metres (3343.4 sq. feet)
Moston Lane Farm

ANNEXE

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.



5 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



LIVING ROOM

With oak boarded flooring. Exposed wall and ceiling timbers. Fireplace with brick hearth and exposed sandstone section housing MORSO log burning stove. Feature sandstone wall. Two pairs of double French doors - one leading to a flagged sun terrace with gardens beyond. The second pair lead to the rear and offer a lovely aspect over the gardens and fields beyond.

UTILITY ROOM

With tiled floor and providing eye level storage cupboards. Fitted worktop with Belfast sink unit. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Part glazed stable door to rear porch.

GUEST WC

With tiled floor and providing a suite comprising low level WC, wall mounted wash hand basin, wall mounted heated towel rail.

REAR PORCH

With tiled floor.

FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing the insulated hot water cylinder. Exposed sandstone wall.

BEDROOM ONE

With built in wardrobes. Dual aspect windows with far reaching views

EN-SUITE SHOWER ROOM

Providing a white modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboard under, large walk in shower cubicle with electric shower. Fully tiled walls. Splash screen. Ceiling downlights. Extractor fan and heated towel rail.

BEDROOM TWO

With vaulted ceiling and exposed floor boards. Twin fitted double wardrobes. Ornamental fireplace. Dual aspect windows with views to garden.

BEDROOM THREE

With exposed beams to ceiling. Lovely aspect over rear garden and countryside beyond.

BEDROOM FOUR

With exposed beamed ceiling. Built in storage cupboard. Wash hand basin with tiled splash and shelving under. Dual aspect windows.

BATHROOM

Providing a suite comprising WC, wash hand basin and panelled bath. Shower cubicle with mains fed shower.



ANNEXE

Built of brick and sandstone. With panelled part glazed entrance door leading into:

MORNING ROOM

Space for dining.

SHOWER ROOM

With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, part tiled walls and splash screen. Wall mounted heated towel rail.

OPEN PLAN LIVING KITCHEN DINER

With eye and base level storage cupboards and drawers. Generous work surface with stainless steel sink unit and drainer with mixer tap. BIMATIC twin electric hob and integrated NEFF electric oven/grill. Part tiled walls and tiled splash. Staircase rising to first floor. Twin glazed doors through to:

FEATURE GARDEN ROOM

With wraparound UPVC double glazed windows providing a stunning outlook over the surrounding gardens and countryside. Double glazed French doors to garden

FIRST FLOOR LANDING

Door to:

BEDROOM

With window overlooking the garden, skylights and door to:

EN-SUITE WASH ROOM

With low level WC, wash hand basin set in vanity unit with storage cupboards under, tiled splash, wall mounted WORCESTER gas fired central heating boiler.

OUTSIDE

The property is approached through a timber entrance gate leading onto an extensive gravelled parking area, with space for numerous vehicles. Adjoining the Annexe is a large timber log store and garden store containing electric car charging point.



THE GARDENS

The property is set beautifully in its plot, offering abundantly stocked flower beds and specimen trees, together with paved and gravelled areas. Lawns extend and sweep around the property meandering past a lean-to greenhouse, nature pond and wild flower area. A pergola with climbing plants extends along the rear of the property. Between the house and annexe is a timber framed covered seating area. The rear lawns are especially generous in size, flowing around the Annexe and leading to a range of outbuildings and an orchard which contains a variety of apple trees (cooking and eating) ready for picking from July through to January. From the bottom section of garden, a gated entrance leads to a fruit and veg growing area which offers 13 raised beds, a large fruit cage and a poly tunnel.

OUTBUILDINGS

Built of brick and timber offering two loose boxes, a tool and mower store and an open barn. All with power and lighting. Two timber sheds currently used as workshop and room for multiple freezers.

THE LAND

The land is laid to pasture and is currently divided into four main paddocks with well maintained stock fencing. Sitting adjacent to one of the paddocks is a securely fenced nature garden which provides a number of trees, newly planted mixed hedgerow, wildflower area and a large wildlife pond stocked with native plants.

GENERAL REMARKS

FIXTURES AND FITTINGS

The property has the benefit of fully UPVC double glazed heritage style windows throughout. Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Drainage is to a sewage treatment plant. Heating and hot water is provided by a newly installed programmable pellet Klover smart 90 stove which serves the Main House. LPG bottled gas to the Annexe. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The main property is currently showing as Council Tax Band C. The Annexe is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

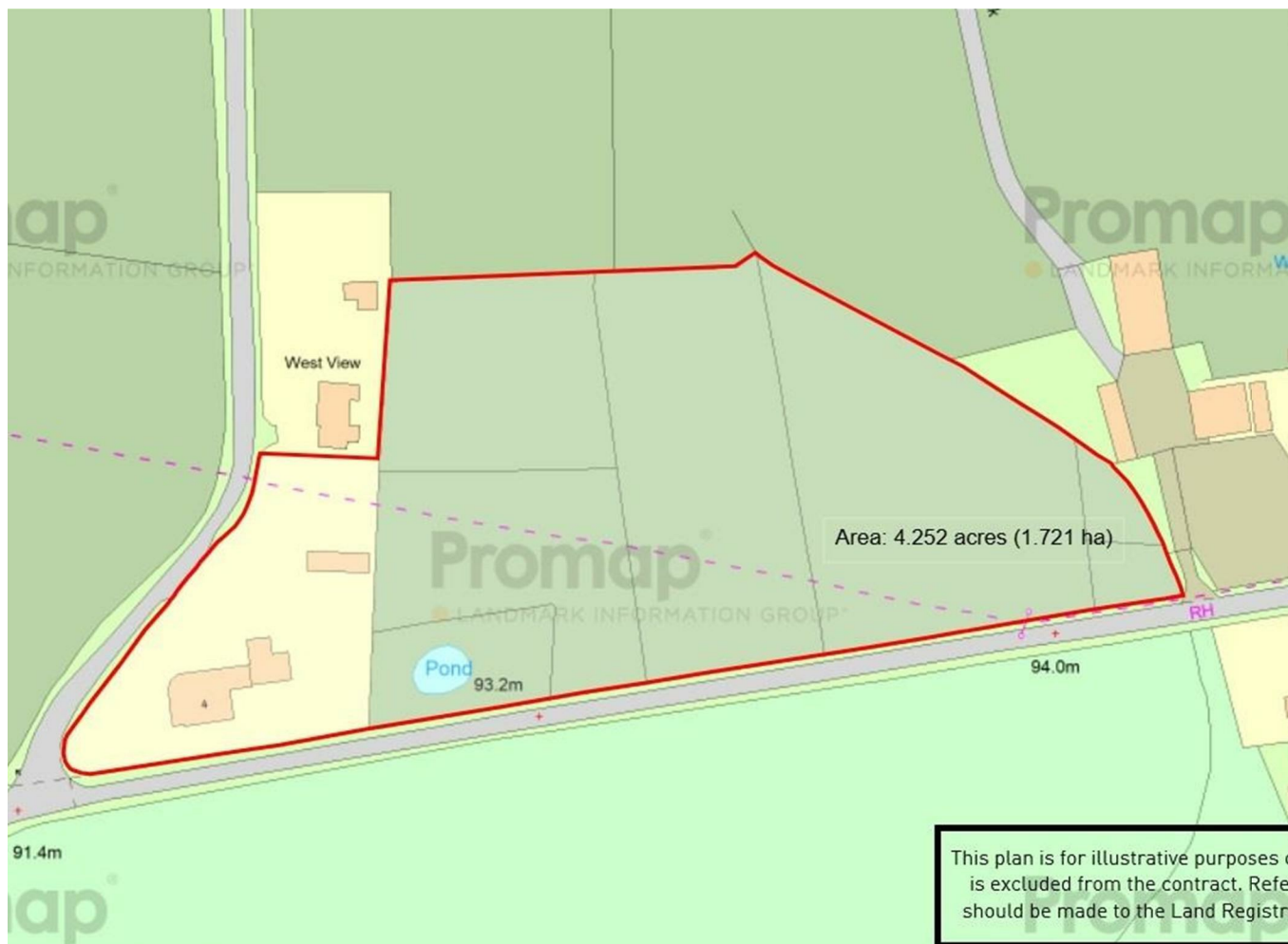
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

AGENTS NOTES

House EPC = 56 (D)
Annexe EPC = 60 (D)

FOR SALE

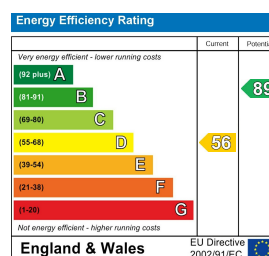
Moston Lane Farm Hine Heath, Stanton, Shawbury, Shrewsbury, SY4 4NA



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



Halls 1845

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QU

E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.