



OLD FARMHOUSE

HAUGHTON FARM | HAUGHTON | UPTON MAGNA | SHREWSBURY | SY4 4GB





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Upon Magna 2.6 miles | Shrewsbury 6.7 miles | Telford 13 miles | Newport 14 miles
(all mileages are approximate)

A STUNNING PERIOD RESIDENCE OFFERING GENEROUS
ACCOMMODATION FULL OF CHARACTER AND ORIGINAL FEATURES,
SET WITHIN GLORIOUS LARGE GARDENS AND GROUNDS.

Beautiful period farmhouse
Generous accommodation, full of charm and character
Wonderful layout ideal for family living
Stunning established gardens
Additional land available by separate negotiation



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed out along Castle Foregate heading north, continue along the Sundorne Road (B5062). Proceed along until reaching the A49 junction/roundabout and proceed straight across onto the Newport Road (B5062). Continue for approximately 2.5 miles and at the crossroads towards the bottom of the bank, take the left turn signposted Astley. Continue ahead and the property will be identified after a short distance on the right hand side.

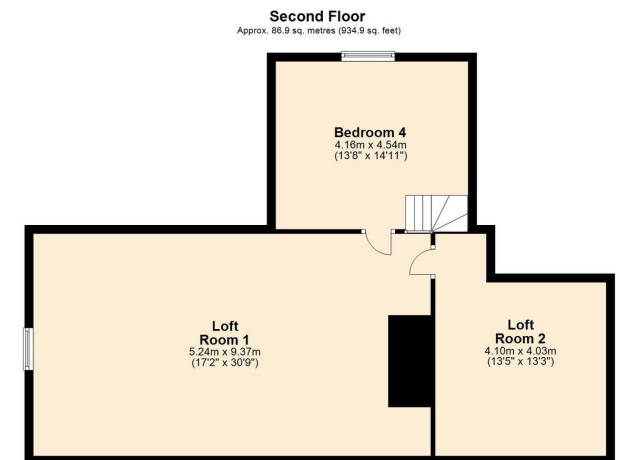
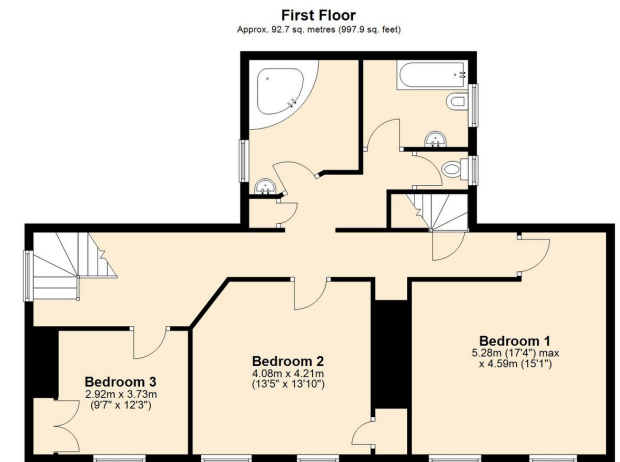
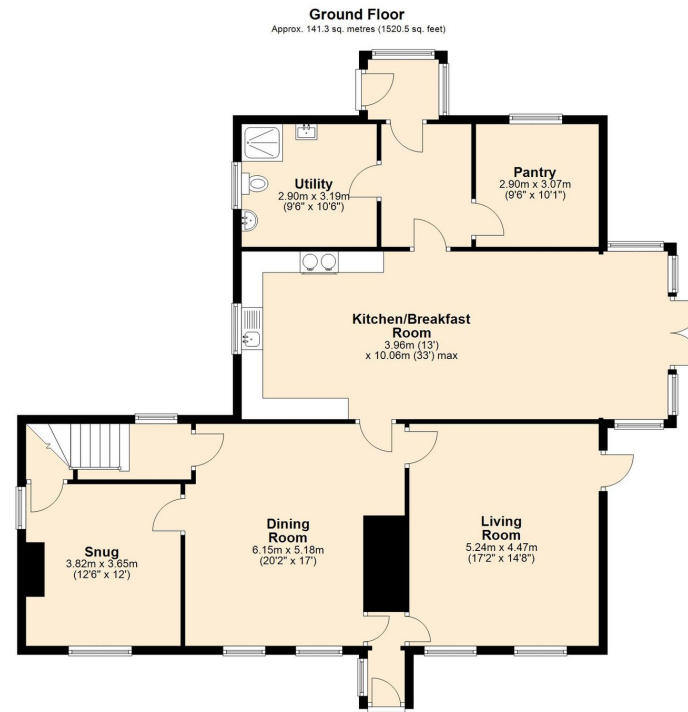
SITUATION

The property is situated in a most beautiful rural locality approximately 2.5 miles from the north eastern outskirts of Shrewsbury. Haughmond Hill offers attractive opportunities for walkers through its nature reserves and wooded areas. Upton Magna is approximately 2.6 miles away and is a thriving village which has a public house with coffee shop and bakery, primary school and regular bus service. There are a number of amenities on the outskirts of Shrewsbury including a variety of retail parks, a selection of supermarkets, schools and a park and ride service to the town centre. The historic town centre offers an excellent range of both social and leisure facilities, including a number of restaurants and bars. There is an excellent range of private and state schooling in the area, whilst the popular Quarry Park affords some lovely walks along the banks of the River Severn. It should also be noted that the town centre has a rail services. Commuters may also be pleased to note that there are some excellent road links to the A5, through to the M54 and national motorway networks.

PROPERTY

Old Farmhouse is a stunning period residence offering generous and flexible accommodation, full of character and original features, set within glorious large gardens and grounds.

This charming home boasts a welcoming reception hall leading to three elegant reception rooms, perfect for family living and entertaining.



Total area: approx. 320.8 sq. metres (3453.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007
Plan produced using PlanIt

The heart of the home is the feature breakfast kitchen, fitted with bespoke oak cabinetry, granite worktops, and a traditional cream twin-oven Aga. French doors open from the kitchen onto the expansive gardens, flooding the space with natural light and offering a seamless blend of indoor-outdoor living. A delightful dining room with a beautiful inglenook fireplace adds to the home's charm, while a walk-in pantry, utility room, and ground floor shower room complete the practical yet characterful ground

floor layout. Upstairs, the first floor comprises three well-proportioned bedrooms and two bathrooms, offering comfortable family accommodation. The second floor features a further spacious bedroom and two versatile loft rooms, which could be converted into additional living space or bedrooms (subject to the necessary building regulations approval).



OUTSIDE

Outside, the property is approached via a large gravelled driveway, providing ample parking and access to a timber carport. A two-storey outbuilding offers exciting potential for conversion into a home office, studio, or gym (subject to obtaining the required consents).

GARDENS

The mature gardens are a true highlight, providing delightfully maintained large flowing lawns, creatively positioned patio seating areas which are ideal for outdoor entertaining and alfresco dining. There are beautifully landscaped and abundantly stocked shrubbery beds and borders extending to a generous size, offering a peaceful and private setting to enjoy outdoor living. Additional land available by separate negotiation.

A rare opportunity to acquire a charming and substantial period farmhouse with endless possibilities, ideal for family life or those seeking a country retreat with scope to enhance further.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water and electricity are understood to be connected. Drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



