



BEECHES

WRETNALL | PULVERBATCH | SHREWSBURY | SY5 8EB

Halls 1845



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Shrewsbury 8.2 miles | Telford 20.7 miles
(all mileages are approximate)

AN ATTRACTIVE STONE FARMHOUSE, OFFERING SUPERB FAMILY
ACCOMMODATION, SITUATED IN THE MOST IDYLIC OF LOCATIONS
WITH STUNNING COUNTRYSIDE VIEWS, PADDOCKS AND GARDENS.

Set in the South Shropshire rolling countryside with panoramic views
Lovely farmhouse style kitchen
Spacious accommodation throughout
Large steel framed, timber clad barn
Expansive gardens, grounds and paddocks set in all approx. 4 acres



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///perfectly.linen.august (to the driveway)

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 the driveway to the property can be found on the right hand side after the farm.

SITUATION

The property is beautifully situated in 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.

PROPERTY

Beeches is a beautiful stone farmhouse that is believed to date back to the 18th Century with later additions. The property offers a huge amount of charm and character whilst still provides well proportioned, flexible, modern day living accommodation set over four floors (including the cellar). The current owners have updated in areas including new windows and added their own stamp to the property, with the previous owners having added a new slate roof, electric re-wiring, plumbing, central heating throughout and insulation. There is certainly further potential for the property to be updated internally and for the new owners to put their own ideas into this beautiful period home.

An open porch gives access to the main front door, which in turn opens into the reception hall that has a



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1340704



brick tiled floor and slate/wooden steps down to the cellar and a timber staircase to the first floor. To the right is a lovely reception room with dual aspect windows over looking the gardens and front of the property, the room also has a fireplace set over a quarry tiled hearth with wooden fire surround, recessed book shelves and wooden floorboards. Centrally there is a further reception room that has a fireplace with Clearview log burner set over a quarry tiled hearth, dual aspect views and wooden

floorboards.

There is a step down to the inner hall with quarry tiled floor, understairs cupboard and second staircase up to the landing area. The kitchen/breakfast/family room has a very farmhouse style and feel, with a quarry tiled floor, glazed door giving access to the front of the property, three windows (two of which overlook the rear gardens) wooden cabinets with work tops over. There is a Belfast sink, Rayburn mains gas range





cooker, wall shelving and wall mounted cupboards, space for a range style cooker and space for a fridge/freezer. The utility room is located beyond the kitchen and gives access to the rear of the property, has a quarry brick tiled floor, fitted worktop to one wall with inset sink unit and provision for washing machine and other appliances. There is a WC here to complete the ground floor accommodation.

The first of the two staircases ascends from the main reception hall to the first floor landing with sash window, allowing natural light to this area. The first bedroom is dual aspect (front and back) and has a pretty cast fire surround. A shower room serves bedrooms one and three. Bedroom three is dual aspect and has a decorative fire surround, a door connects from the rear of the room to the second landing area with window, wooden floor boards and loft access.

The second staircase provides access to a further double bedroom with windows to each aspect of the room, the gable end provides views in the direction of The Wrekin and Caer Caradoc. The family bathroom has a panelled bath with tiled strip surround, quadrant shower cubicle and system shower, WC, wash basin and window overlooking the garden.

A second staircase from the main landing leads up to the second floor landing area with two further double bedrooms either side.

OUTSIDE

Beeches is accessed by a sweeping driveway from the road passing the orchard and around the barn, leading to an extensive gravelled parking area, with space for several cars. To the rear of the barn, there are greenhouses with cold frames. There is a secondary access to the property and the front door via a five bar wooden gate with an additional pedestrian gate, there is a parking area here also. A slate path leads down the front of the property with a small walled area containing a herb garden and climbers. A brick tool shed and a path connects to the patio which leads off the utility room.

Adjacent to this, is the beautiful mature gardens that are separated by a beech hedge to the right-hand side with central arch cut into it, giving access to the winter garden with the orchard beyond. The garden contains specimen trees, shrubs and climbers, many of which are rare and unusual. The main paddock has two separate gates, a spring water supply, post and rail fencing and wooded copses on the boundaries. In the field there is a venerable oak tree and further specimen trees have been planted in recent years.

In total there is over 2,300 sq ft of outbuildings that includes the steel framed, timber clad barn. The barn has large doors opening either end, two separate rooms (workshop and store) with a mezzanine level above with the remainder being open space. This would be a great place for storing machinery, vehicles or could obviously be used for stabling or the housing of animals.

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

We understand that the property has the benefit of mains water, electricity and gas. Drainage is provided to a private system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
Tel: 0345 678 9000.
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.



