



FOR SALE

HIGHFIELDS FARM
WEM | SHROPSHIRE

Offers In The Region Of £1,500,000 Freehold



PRESTIGE
BY MANNLEYS



PRESTIGE

BY MANNLEYS

Own a piece of picturesque country living with this remarkable detached farmhouse nestled in the North Shropshire Countryside.

Boasting 3 bedrooms, 2 bathrooms, a cellar and 3 reception rooms, one of which is a huge first floor living area with views, this property offers a harmonious blend of traditional charm and rural living. Situated on an expansive 5.5 acre plot, this farmhouse presents a unique opportunity to acquire a ready-made business. The property comes complete with eight tenanted barns, providing a desirable annual income of £65,100. Allow your entrepreneurial spirit to flourish as you effortlessly manage this thriving investment.

Beyond the potential for generating impressive rental income, the farmhouse itself showcases captivating character and timeless design. The current owners have enjoyed every piece of this property for the last 40 years, and special memories created, now its time for the next owners to make new memories.





FEATURES

- Detached Farm with 5.5 acres and barns
- Ready made business with 8 tenanted barns
- £65,100 annual income from the barns
- Two reception rooms & Farmhouse kitchen
- Three bedrooms & bathroom
- Large open plan living space to first floor
- Attic space and garage
- Rural location
- Wem town centre just under 2 miles away



PRESTIGE

BY MANNLEYS

The spacious living areas are ideal for family gatherings or entertaining guests with lounge and dining room with exposed beams. There is a well-appointed farmhouse kitchen and a cozy breakfast area, making it the heart of the home. Prepare culinary delights while overlooking the beautifully landscaped gardens or unwind with a morning coffee as you enjoy the serene surrounding views.

Upstairs, the property offers three generously sized bedrooms, all exuding a sense of tranquillity and comfort. Wake up to the sun's gentle rays peering through the windows, illuminating your private sanctuary, there is also a bathroom and attic space that could be used as further accommodation.

Outside, the farmhouse shines in all its glory. The vast land surrounding the property is a paradise waiting to be explored. With 5.5 acres at your disposal, indulge in your favourite outdoor activities.

Highfields Farm presents the perfect backdrop for a peaceful and fulfilling lifestyle. This sought-after location offers a harmonious blend of rural beauty and convenience.

Immerse yourself in the warmth and charm of the local community, while still benefiting from easy access to the amenities of nearby town of Wem. With excellent transport links and proximity to schools, shopping centres, and leisure facilities, this farmhouse is ideally positioned for modern living. Enjoy the tranquillity of the countryside without sacrificing urban convenience. Don't miss this golden opportunity to own a captivating property and invest in a successful business venture. Embrace the scenic beauty of Highfields Farm and embark on a life where serenity and prosperity coexist.



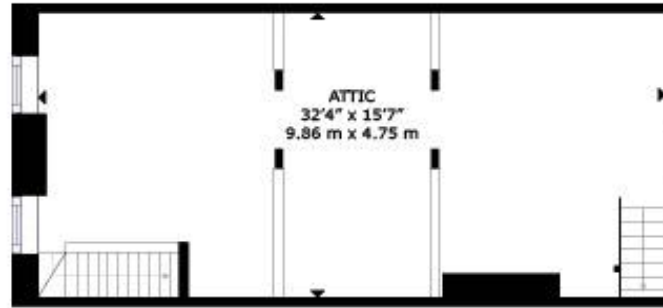
Please be aware that there is a right of way (Shropshire Way) crossing one of the fields







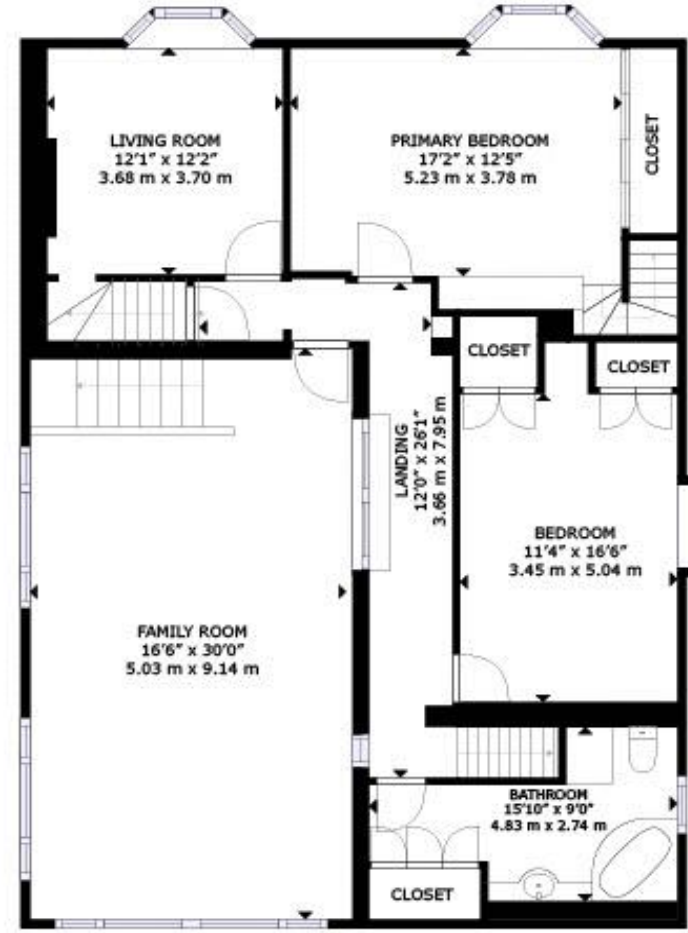
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1,153 sq. ft, 107 m², FLOOR 2: 1,533 sq. ft, 142 m²
 FLOOR 3: 483 sq. ft, 45 m², TOTAL: 3,169 sq. ft, 294 m²
 EXCLUDED AREA: GARAGE: 296 sq. ft, 27 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





PRESTIGE

BY MANNLEYS

23a Market Street, Wellington, Telford, TF1 1DT
01952 245064 • prestige@mannleysproperty.co.uk
mannleysproperty.co.uk