



Roger
Parry
& Partners

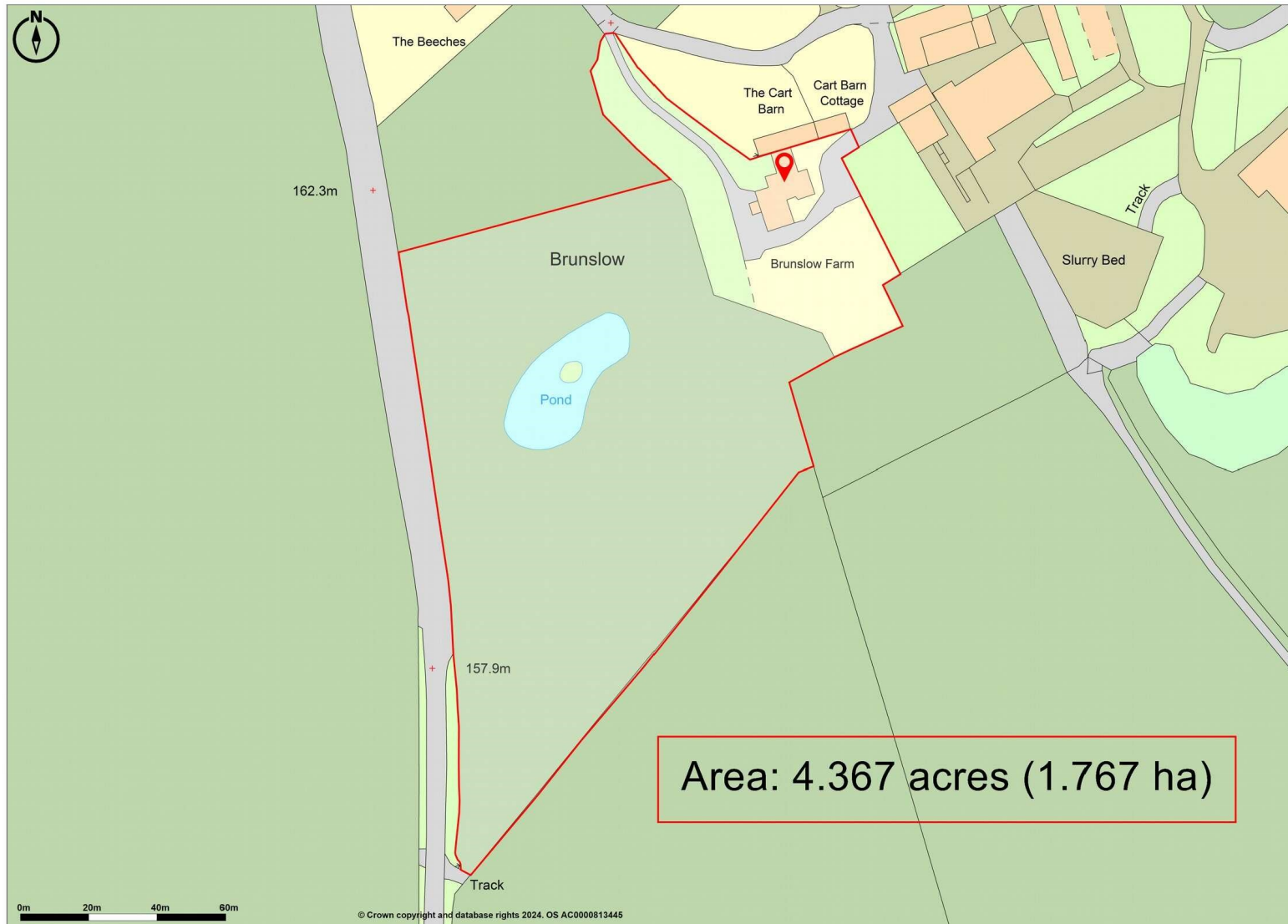
Brunslow Farmhouse, Lydbury North,
Bishops Castle, SY7 8AD



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Offers Over £700,000

Brunslow Farmhouse offers a rare opportunity to acquire a substantial residence, set in approximately 4.37 acres, with commanding views of the surrounding countryside. The original building has origins back to the 1600's, before a significant front extension was added in the 1930's creating the attractive house that, up until recent years, was a thriving bed and breakfast.











Description

The farmhouse is not lacking in character including flagstone floors, exposed ceiling beams, a grand oak staircase and a timber panelled reception room. Several storage rooms, to the rear of the property, form part of the original living quarters but now offer a fantastic opportunity to be converted into an annexe or could even be incorporated within the current property's footprint, due to their access to the ground and first floor.

Accommodation briefly comprises an entrance hallway, reception room, living room/dining room, kitchen diner, study, downstairs cloakroom and boot room, cellars, five double bedrooms, three ensembles and a family shower room. Additional rooms to the rear include three storage rooms, a large pantry and a boiler room.

The property has been well maintained through its current ownership, however modernisation is required throughout the property. There is uPVC double glazing to the front of the property with part single glazing to the rest, an oil-fired central heating system and a mains connected fire alarm system.

Mains water is available (connection required) and the property requires a new form of private drainage.

The grounds are accessed via a sweeping, private, drive to the front of the property leading to further parking and turning space, to the rear. Well maintained garden and a sizeable paddock, incorporating a large pond, equate to approximately 4.37 acres of land.

Location

Located 1.7 miles from Lydbury North, the property benefits from a rural setting whilst having quick access to a stunning Shropshire village that includes the popular Powis Arms and a village hall. For further amenities, the historic market town of Bishops Castle is 4.3 miles from the farmhouse and includes a range of excellent public houses and eateries, a number of local shops and a well regarded community college. Transport links include the A488 and A49 for routes towards Shrewsbury and Ludlow as well as access onto other major road networks. The local area is described as a 'ramblers paradise' with nearby landmarks including The Stiperstones and The Long Mynd.



House Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 561.3 sq. metres (6041.9 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 PlanUp.





General Services: Oil-fired central heating system, Mains Electricity, Mains Water Available (Requires Connection), Private Drainage Required

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Bishops Castle take the B4385 East (signposted Lydbury North) Continue on this road through the village of Lydbury North taking a sharp righthand bend. continue for approximately 0.5 miles taking a lefthand turn followed by a righthand turn into the property's driveway.

What3Words ref:///strutting.samplers.clips

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

mail@rogerparry.net

01743 791 336



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.