



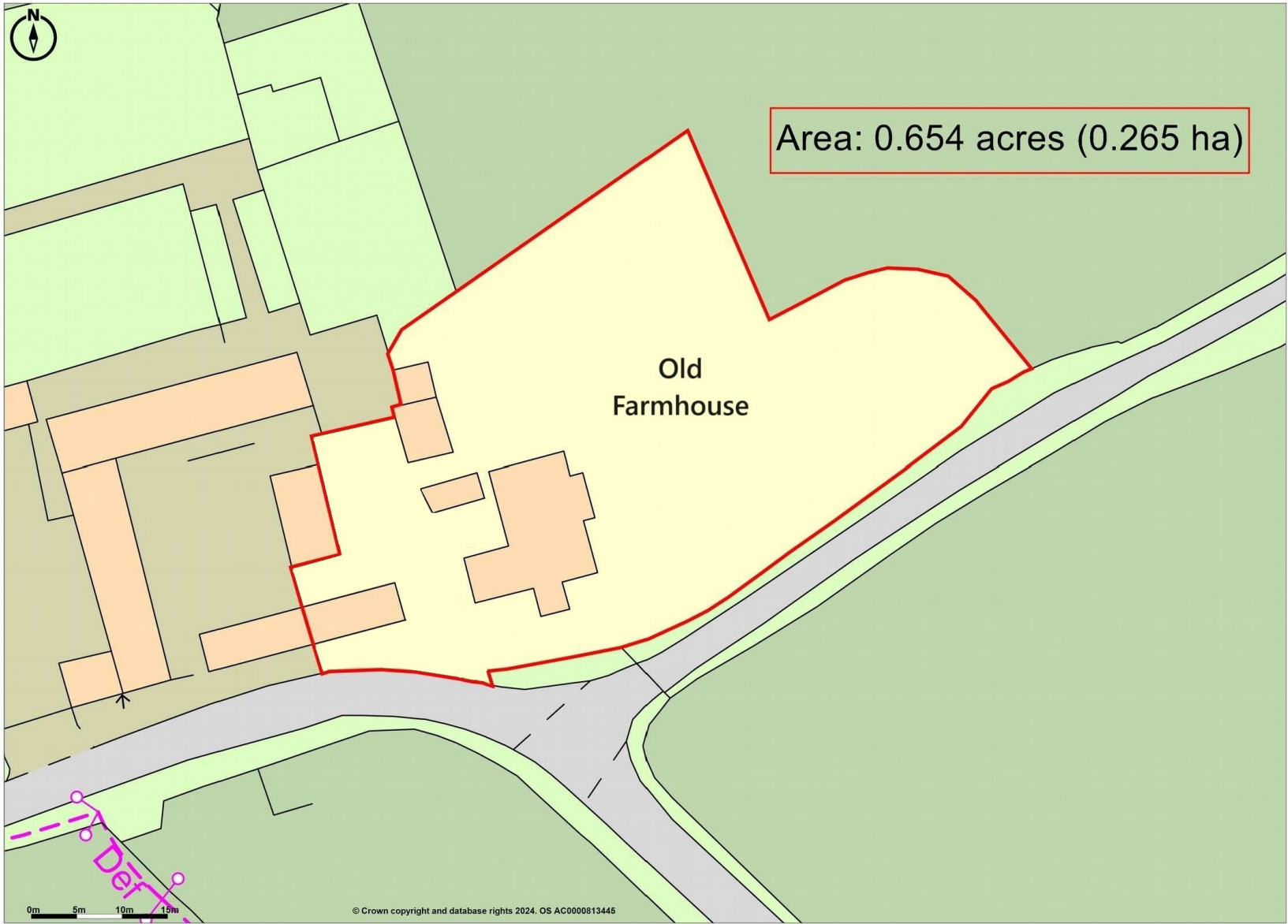




## Old Farmhouse, Haughton, Shrewsbury, SY4 4GB

Offers in the region of £850,000

The Old Farm House is a beautifully presented family home on a generous 0.6 acre plot, within five miles of the historic market town of Shrewsbury. The site includes generous gardens, ample parking, a car port and two outbuildings ideal for conversion (subject to planning).

















## Description

An entrance hallway leads into both the sitting room and dining room, with both being excellent places to entertain, and enjoy privately. The sitting room focuses around an open fire with bespoke decorative features including a display cabinet recessed into a stone wall. The house centres around a stunning, stone-built inglenook fireplace, beautifully exposed in the dining room with an original timber mantle. A snug, off of the dining room, offers a slightly less formal living area, with a gas fire providing additional heating. The kitchen/diner was extended by the current owners creating a substantial space, ideal for entertaining, and with French doors opening to an East facing patio, a great place to enjoy a sun drenched morning coffee. The bespoke light oak kitchen units and island are topped with granite worktops, and also include a sunken, Belfast, double sink. To the rear of the property, a large pantry offers additional kitchen storage and the utility includes a shower unit, w.c. and two basins.

On the first floor, three bedrooms all have built in storage as well as use of two bathrooms and a separate w.c. A further bedroom on the second floor allows access to two large storage rooms, both with the potential of conversion into additional living spaces.

Owing to the current owners love of gardening, the grounds are suitably stocked with a variety of mature trees and shrubs, and borders overflowing with colourful flowers and herbs. There are several fruit trees including two Bramley apple and a Victoria plum and for fellow keen gardeners there is a greenhouse and a storage shed attached to the car port.

The substantial patio is a fantastic place to appreciate the garden as well as a smaller patio to the side of the property.

To the front, a large gravelled parking area allows parking for a number of vehicles as well as a brick and timber carport, providing covered space for two further vehicles. Two outbuildings adjoining the parking area including The Old Dairy, which is predominantly used as a storage space, and a two storey barn with two storage/workshop areas, and an office space to the first floor. Both buildings offer the potential of conversion (subject to planning) to holiday lets, for business use, or additional living accommodation to the main house.

The property has been well maintained including the installation of uPVC double glazing throughout most of the property. An oil-fired boiler provides central heating and hot water with separate immersion heater, if required. The gas fire in the lounge is LPG fired. All of the outbuildings have power and lighting.

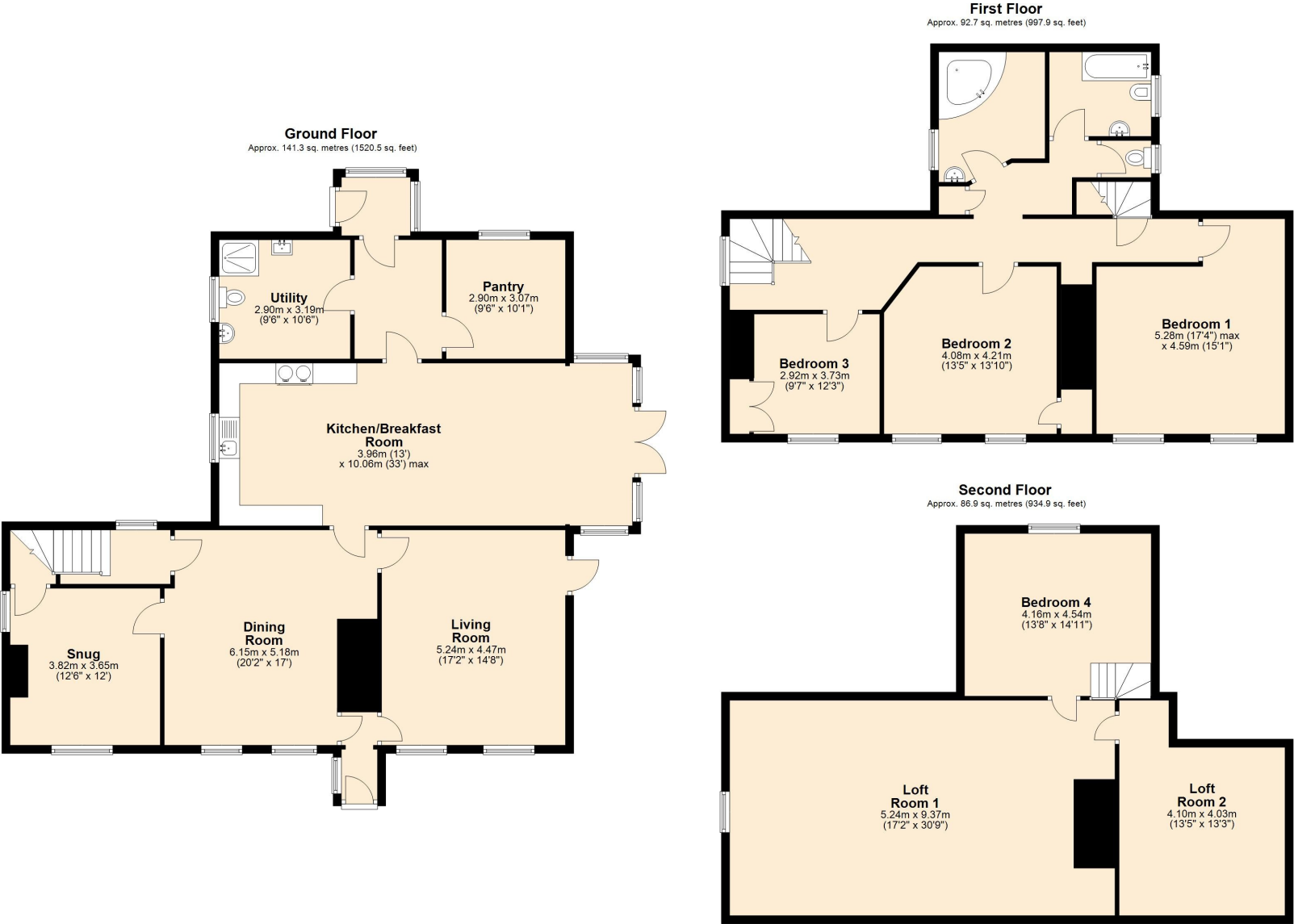
## Location

Located in the small village of Haughton, Old Farmhouse is approximately 5 miles east of Shrewsbury. The local area has a number of notable landmarks including the remains of Haughmond Abbey and Haughmond Hill noted for its excellent walking and cycling routes. Shrewsbury is a thriving market town with an abundance of local amenities and transport links. With Direct rail connections to London, Birmingham and Crewe as well as access to the M54 and A5, it remains well connected as well as being a pleasant, rural location.





House Floor Plan  
(not to scale - for identification purposes only)



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.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



Outbuildings Floor Plan  
(not to scale - for identification purposes only)













**General Services:** Oil-fired central heating and hot water,  
Mains Electricity, Mains Water, Private Drainage - Septic  
Tank

**Local Authority:** Shropshire County Council

**Council Tax Band:** F

**EPC Rating:** F

**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 Shrewsbury take the B5062 East, accessed  
from the Sundorne roundabout on the A49.  
Continue for approximately 2 miles taking the  
lefthand turn towards Haughton. Continue for  
approximately 0.5 miles and the property is on your  
right, on the lefthand bend.

What3Words ref://///enjoys.snap.shuttling

#### 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 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.