



MINSTERLEY PARK HOUSE

Minsterley ~ Shrewsbury ~ Shropshire ~ SY5 0DH



For sale by private treaty

Minsterley Park House

Minsterley, Shrewsbury,
Shropshire, SY5 0DH

Minsterley Park House is situated in the beautiful mid-Shropshire countryside with stunning views across the Rea Valley.

The property extends to approximately **7.34 acres** (2.97 hectares). The land is currently farmed as a part of an organic dairy farm, and has won awards for soil management and quality.

The farm is known for being one of the highest yielding grass farms in the fertile Rea Valley.

The property is a large period traditional farmhouse with a huge amount of character and is perfect for entertaining and family life.





Minsterley Park House

A most commanding traditional farmhouse in a wonderful rural setting with spectacular views over the Shropshire countryside. The original date of the house is unknown, but it is thought to have been built in at least six phases with a substantial rebuild in 1794.

The property extends to approximately 7.34 acres to include a large garden and two paddocks ideally suited to equestrian or small holding use.

Minsterley Park benefits from large rooms, perfect for family life as well as entertaining. The rooms are both spacious and full of character and charm. The property is of brick and stone construction and rendered, with a slate roof and a useful cellar. The house extends to approximately 5,403.8 sq. feet.

Minsterley Park has a long history going back to the medieval period and is mentioned in Victorian County History as a stud farm in the late 14th century. It was first recorded as a dairy farm in the mid 16th century, and has continued in this vein ever since.

Services:

Mains Electricity - Mains Water - Oil Central Heating - Septic Tank Drainage

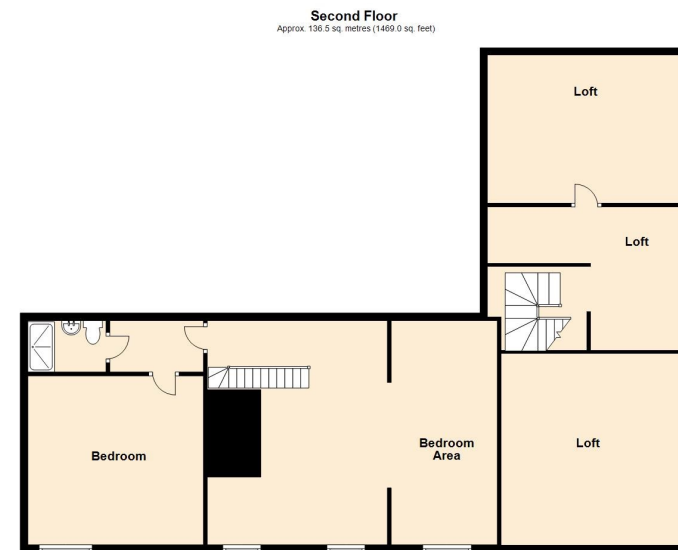
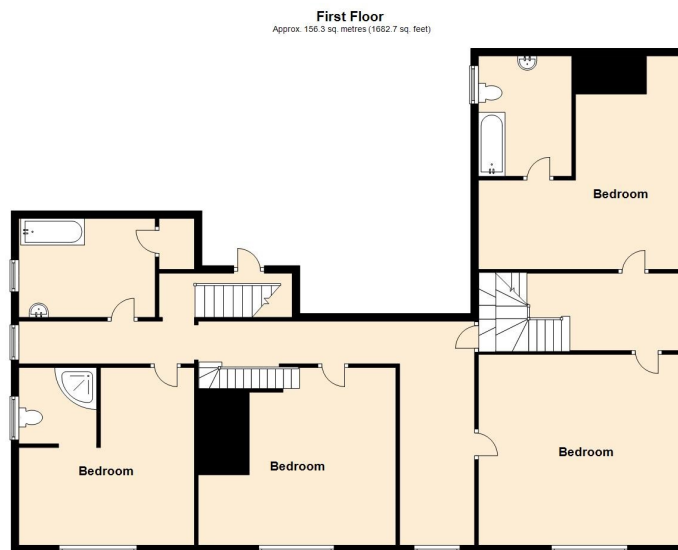
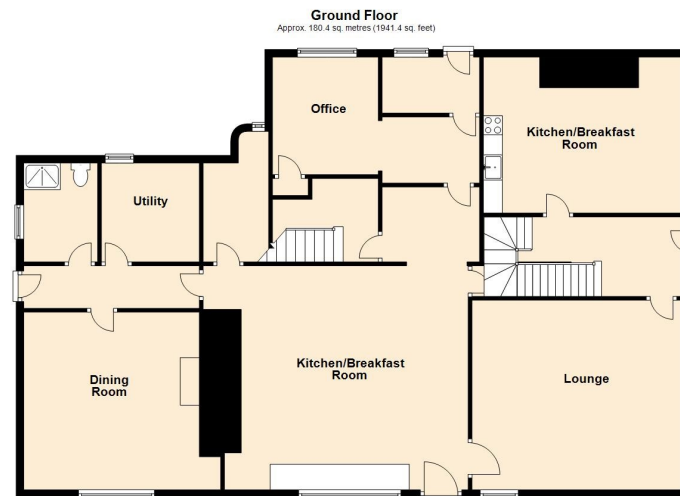
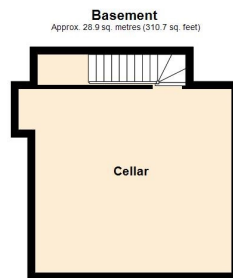
EPC Rating: F - Council Tax Band: E





Floor Plan

*not to scale



Total area: approx. 502.0 sq. metres (5403.8 sq. feet)

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

Minsterley Park House

Minsterley, Shrewsbury

- Detached period farmhouse
- Set in approximately **7.34 acres**
 - Desirable location
 - Full of character and charm
- Excellent house for entertaining
 - Large garden
 - Beautiful views
 - Productive land
- Excellent access to amenities





Easements, Wayleaves and Rights of Way - The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

Boundaries - The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries or the ownership thereof.

Floor and Farm Plans - All floor plans are artists impressions, for illustration purposes only. All measurement are approximate and not to scale. www.propertyphotographix.com. Plans produced using PlanUp. Farm plans and measurements are for identification purposes and not to be relied upon.

EPC Rating & Council Tax - For the EPC Rating and Council tax band please see the individual lots. For a copy of the Energy Performance Certificate please contact the Selling Agents.

Local Authority - The property falls within the Shropshire Council boundary. Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND Tel: 03456 789 000

Local Towns & Schools

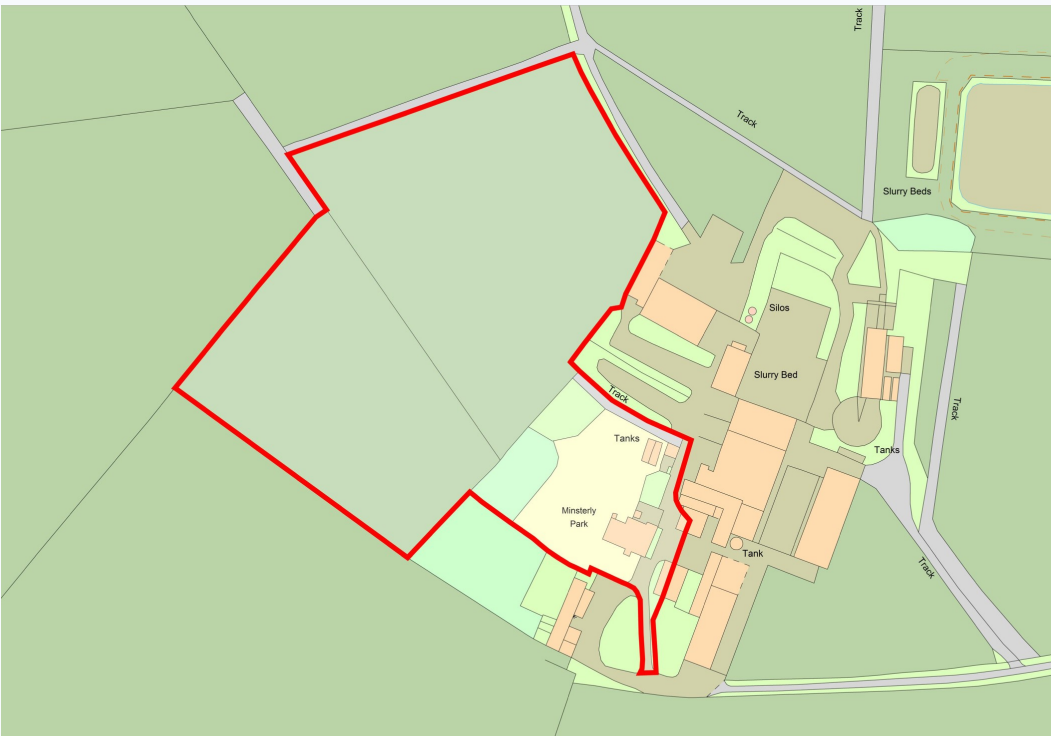
The county of Shropshire benefits from some of the most sought after market towns in the country to include the county town of Shrewsbury with an excellent reputation for business links as well as a very active social scene. Shropshire also benefits from a distinguished range of independent schools, as well as many ‘outstanding’ state sector schools. There are schools to cater for every need from sporting reputation to academia.

Towns:

Shrewsbury: 12 miles - Ludlow: 15 miles - Birmingham: 57 miles

Schools:

Shrewsbury School: 12 miles - Ellesmere College: 27 miles
 Moreton Hall: 28 miles - Shrewsbury High School 12 miles





DIRECTIONS from Shrewsbury - leave Shrewsbury west bound on the A488. Continue on this road, over the Edgebold Roundabout on the A488 heading for Minsterley. After 7 miles in the village of Minsterley, turn right at the roundabout and over the bridge on the B4499 and over the next mini roundabout. The entrance to the farm is on the right hand side after 0.5 miles (just after the cemetery).

VENDORS SOLICITOR

Zoe Smith
Terry Jones Solicitors
Abbey House
Abbey Foregate
Shrewsbury
Shropshire
SY2 6BH

VIEWING

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP:

Please contact :

Peter Daborn BSc (Hons) MRICS
Welsh Bridge, Frankwell, Shrewsbury, SY3
8LG
peter@rogerparry.net

01743 343 343
www.rogerparry.net

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.