



## High View Farm, Burlton, Shrewsbury SY4 5TG

5 bedroom detached house—£1,100,000 Freehold



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Coopergreenpooks.co.uk

£1,100,000 Freehold—5 bedroom detached house

sales@cgpooks.co.uk

**Occupying a fantastic plot, extending to approximately 12 acres in total, this substantial detached family house has been significantly extended and improved to provide well-proportioned, thoughtfully designed and versatile accommodation throughout, benefiting from stunning views over open fields and surrounding countryside. The property also includes a selection of attractive barns and stables, offering great equestrian facilities as well as plenty of potential for development.**

## KEY FEATURES

- Impressive open plan kitchen/dining/family room with two sets of bi-folding doors onto the garden and part vaulted ceiling with glazed roof creating plenty of natural light
- A range of well-fitted units to the kitchen, complete with integrated appliances, range-style cooker and island unit/breakfast bar
- Living room with feature exposed brick fireplace, floor to ceiling windows and glazed doors onto the garden
- Two further versatile reception rooms, used as a snug and home office, as well as a separate utility
- Good sized hallway with useful storage, double doors to the rear garden and a turning staircase to landing
- On the first floor are five generous double bedrooms, a beautiful family bathroom with corner shower, and en-suite shower rooms to bedrooms one and two. The master bedroom also has double doors allowing access to the roof below, which lends itself to adding a balcony overlooking open fields and countryside
- Oil fired central heating, double-glazed windows and underfloor heating throughout the ground floor.
- The plot extends to a total of 12 acres, comprising lawned gardens adjoining the house, sectioned paddocks of grazing land with water supply, a purpose built equestrian menage, and gated driveway providing plenty of parking
- There are also a selection of characterful barns and outbuildings, currently used as stabling and storage, which could be converted, like multiple neighbouring properties have done, into residential, annexe or holiday accommodation subject to planning permission. The orientation of the plot would allow for access and grounds to be separated quite easily, with the barns already having a separate electric supply ready to be connected
- High View Farm is situated within a quiet rural setting, while being just a short distance from a choice of popular villages and amenities. The centre of Shrewsbury is also just 10 miles away and Ellesmere is around 7 miles

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

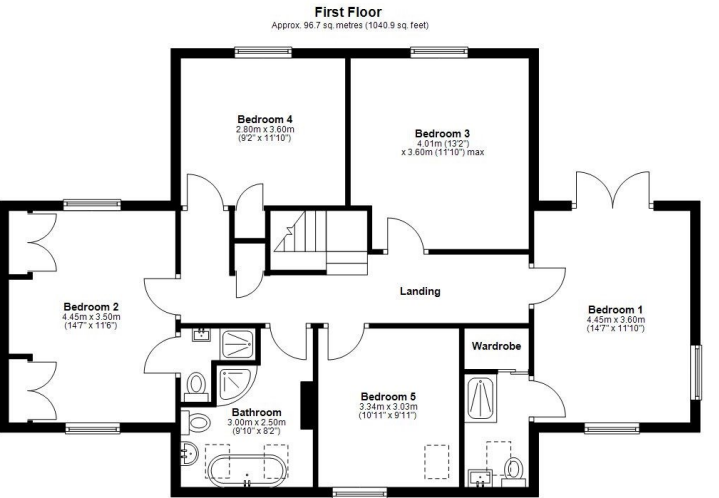
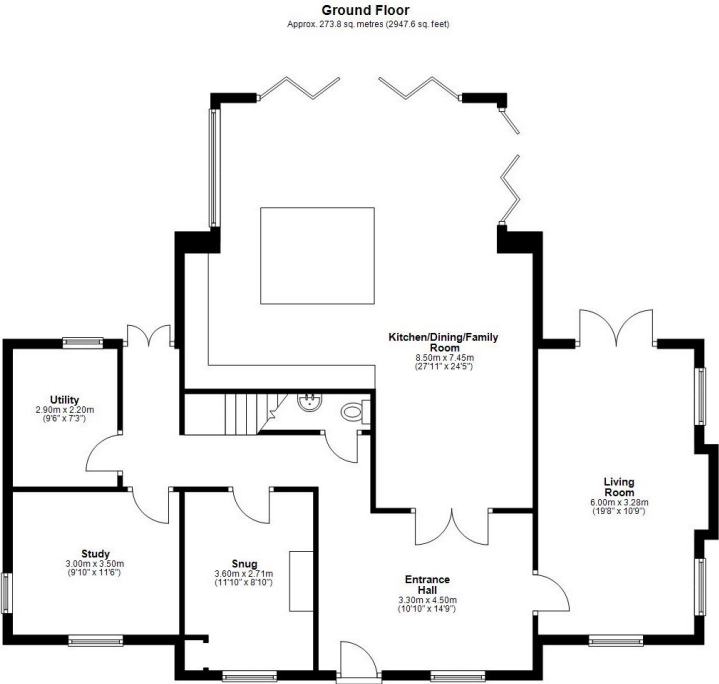
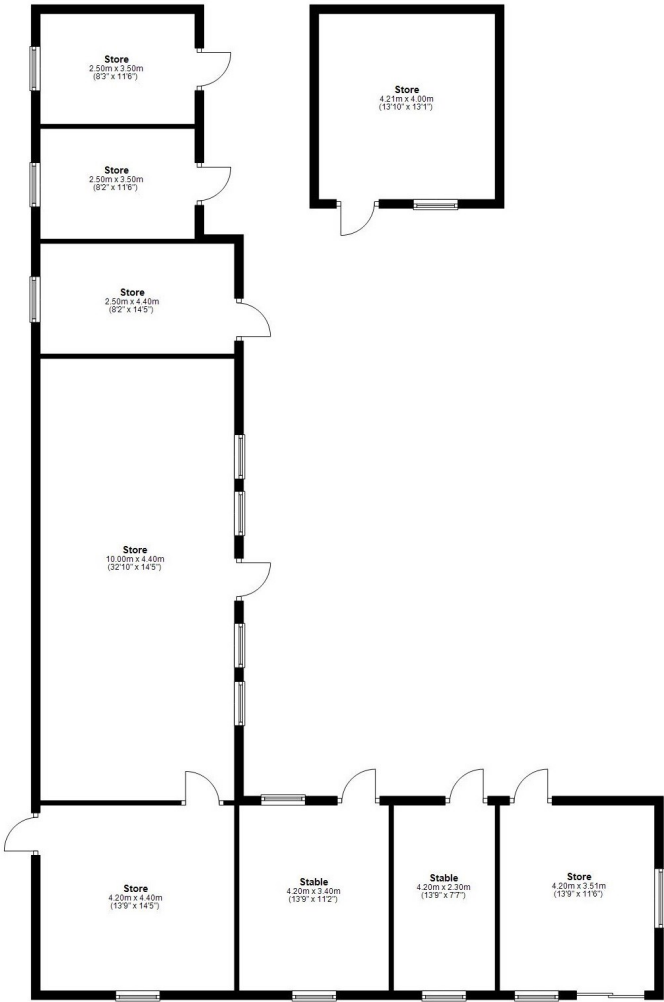
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Total area: approx. 370.5 sq. metres (3988.5 sq. feet)

























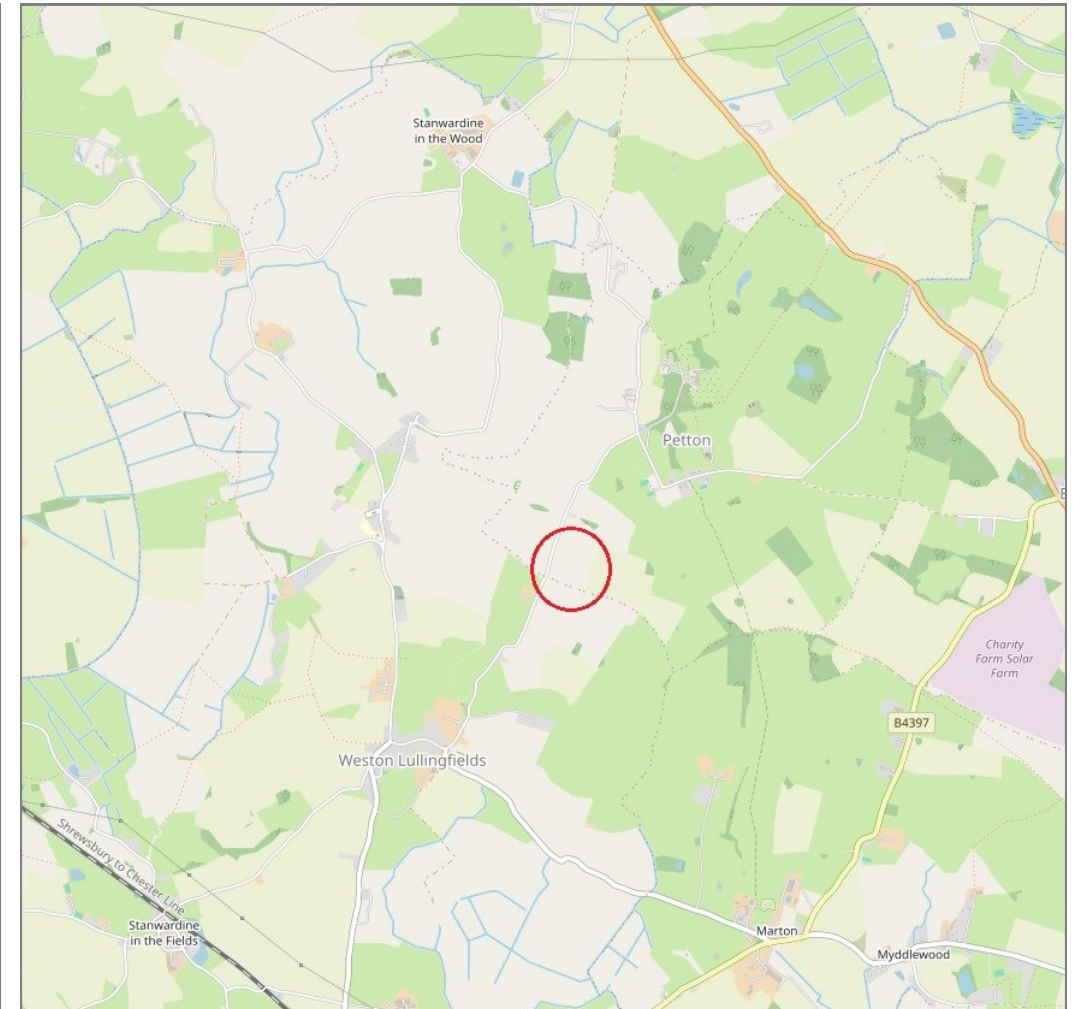
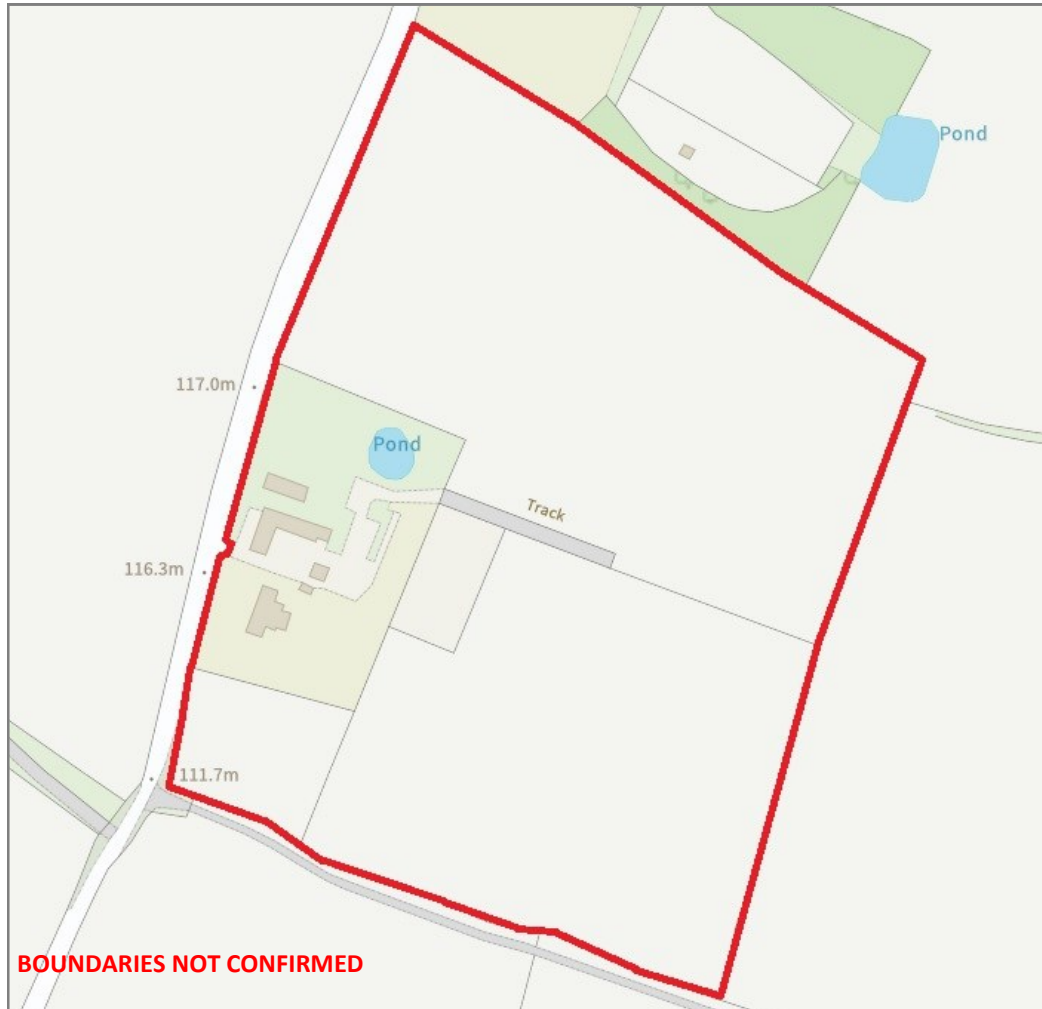






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Tenure  
Local Authority  
Council Tax  
EPC Band  
Services

**Freehold**  
**Shropshire Council**  
**Band D**  
**TBC**  
**Mains services water, electricity and drainage are connected**  
**Heating is oil fired**