

**FOR SALE**

Fixed Asking Price £850,000

Ferndale Tilley Village, Wem, Shrewsbury, SY4 5HE

Ferndale is a charming and spacious Grade 2 Listed 16th Century detached family home that is presented to an exceptional standard. It briefly comprises hall, 5 reception rooms, breakfast kitchen and laundry room. There are 5 bedrooms, 3 bathrooms and it has oil fired heating. The landscaped gardens and well managed paddock extend to approx. 3.8 acres. There is also a large barn with stables, storage and large carport to the rear.



Shrewsbury Town Centre 12 Miles, Whitchurch 9 Miles, Oswestry 18 Miles, Telford 23 Miles, Wolverhampton 41 miles and Chester 30 miles. All Distances are approximate.



- **Grade 2 Listed Family Home**
- **Period Features, 3.8 Acres**
- **Located in Tilley Village**
- **Large Conservatory, Kitchen**
- **Drawing Room, Snug**
- **Dining Room, 5 Bedrooms**
- **3 Bathrooms, Period Features**
- **Large Barn & Garage**
- **Landscaped Gardens**
- **Rural Location**

LOCATION

The property is pleasantly situated in the popular village of Tilley, a conservation area, which is surrounded by farmland, whilst being readily accessible to Wem town centre, which offers a good range of amenities and shops, supermarket, schools, bowling and cricket clubs, together with a rail service. There is a network of country lanes ideal for walking and riding out purposes, which link to Loppington and thereon up towards Ellesmere with Colemere and Lyneal. Commuters have good access to a number of commercial centres including Shrewsbury, Telford, the Potteries, Chester and Birmingham.

BRIEF DESCRIPTION

Ferndale was built in the 16th Century and offers spacious family accommodation together with landscaped gardens, a large barn to the rear and paddock that totals to just under 4 acres. The property has some fantastic original period features including tiled and wooden block floors, open fire places and a wealth of exposed timbers in the house and barn.

The property comprises a large rear entrance hall that leads into the hall, conservatory and large breakfast kitchen bespoke Oak units and large central island. There is a wonderful drawing room with feature fire place and Clear View cast iron stove that heats the room and most of the house. In addition to the drawing room is dining room / music room with feature wall panelling and fire place, sitting room and study. There is also a ground floor shower room with W.C / utility.

To the 1st floor there is large master bedroom with en-suite and 4 further double bedrooms and large family bathroom with roll top bath.

Outside are wonderful gardens to the front, side and rear and there is a large detached barn which offers 3 storage rooms and 2 large stables. To the rear of the barn is a well maintained and managed paddock.

The current owner has upgraded the lighting throughout the property and installed external solar security lighting around the property and buildings.

ACCOMMODATION COMPRISES

Feature front entrance door opens into the entrance porch with quarry tiled floor, windows, exposed timbers and radiator.

DRAWING ROOM

19'2 x 18'2 (5.84m x 5.54m)

Feature fireplace with "Clear View" log burning stove. This has an 8kw output and was installed in 2022. There are windows to the front and side and a door to a walk in pantry / wine cellar.

DINING ROOM / MUSIC ROOM

19'6 x 13' (5.94m x 3.96m)

Feature timber wall panelling, wooden block flooring, bay window with window seat to the side. There are exposed beams to the ceiling and feature fire place (not currently used). Either side of the fire are two recessed store cupboards.



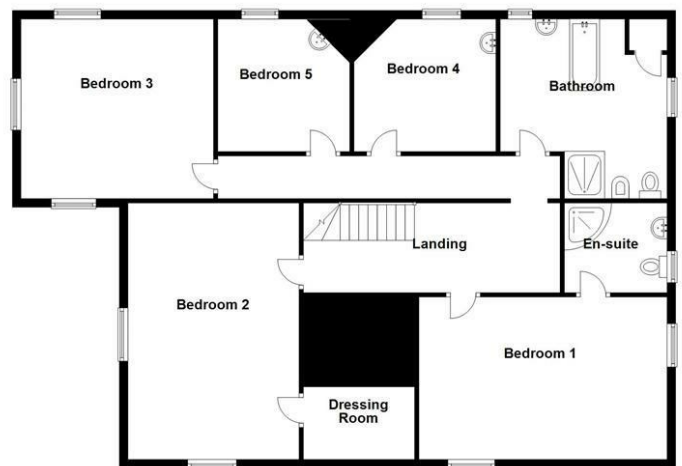
Ground Floor

Approx. 195.0 sq. metres (2099.2 sq. feet)



First Floor

Approx. 136.2 sq. metres (1466.5 sq. feet)



Total area: approx. 331.3 sq. metres (3565.7 sq. feet)

Ferndale

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



SITTING ROOM

14'9 x 13'9 (4.50m x 4.19m)

Feature wooden block flooring, windows and French doors to the side garden and an open fire with tiled surround.

STUDY

9' x 8'5 (2.74m x 2.57m)

There are 2 sash windows to the conservatory and double radiator.

CONSERVATORY

24'1 x 11'3 (7.34m x 3.43m)

Feature flag stone floor with under floor heating, double glazed windows and doors to the rear yard, gardens and barn.

REAR HALL

11'8 x 10'7 (3.56m x 3.23m)

Feature flag stone flooring with under floor heating, exposed brick work and 2 sky lights. Door to the

INNER HALL

Feature terazzo tiled floor and door to

SHOWER / LAUNDRY ROOM

8'4 x 6'8 (2.54m x 2.03m)

White suite comprising large shower enclosure, wash hand basin and low flush W.C. There is also plumbing for the washing machine, flag stone floor with under floor heating and there is a heated towel radiator.

BREAKFAST KITCHEN

25'8 x 12'2 (7.82m x 3.71m)

Stunning handmade bespoke kitchen units with granite work top surfaces, large oak central island with breakfast bar and granite work top surface. There is stainless steel drainer sink unit, integrated dish washer and fitted American style fridge freezer. There are windows to the side and rear and there is a flag stone floor with under floor heating. The oil fired boiler is located in one of the base units and below that are the pumps for the under floor heating.

1ST FLOOR LANDING

Stairs ascend from the inner hall to the 1st floor where there are exposed timbers,

MASTER BEDROOM (FRONT)

18'3 x 12'5 (5.56m x 3.78m)

There are windows to the front and side and radiator.

EN SUITE SHOWER ROOM

White suite comprising shower enclosure, vanity unit with wash hand basin, low flush W.C and heated towel radiator.

BEDROOM TWO (FRONT)

19'8 (max) x 12'5 (5.99m (max) x 3.78m)

Feature exposed floor boards, windows to the front & side and a large walk in wardrobe with light and radiator.

BEDROOM THREE (REAR)

14'7 x 13'8 (4.45m x 4.17m)

Exposed floor boards and windows to the side and rear with a great view over the gardens and land.

BEDROOM FOUR (REAR)

11'3 x 10' (3.43m x 3.05m)

Exposed floor boards, wall mounted wash hand basin and windows.

BEDROOM FIVE (REAR)

10' x 9'5 (3.05m x 2.87m)

Exposed floor boards, wall mounted wash hand basin and windows.

FAMILY BATHROOM

12'6 (max) x 11'3 (3.81m (max) x 3.43m)

Attractive white suite comprising roll top bath, separate shower, low flush W.C, bidet and wash hand basin. There are 2 windows, radiator and door to airing cupboard.

OUTSIDE

The property is accessed from the lane to a drive that leads up to an electric slide 5 bar gate. The drive then continues to the rear yard at the back of the property and barn. There are large landscaped gardens to the front and side of the property with lawns, flower borders and a range of trees and shrubs. There is the original brick outhouse and coal shed. To the rear of the property is the main yard giving access to the barn. The rear garden is mainly laid to lawn, fruit trees and access to the paddock.



DETACHED 16TH CENTURY BARN

The barn comprises of 4 store areas and 2 stables, There are many original timbers with the original carpenter's scribes visible in many areas. There is new plumbing in and around the barn providing water.

Store 1: 17'9" x 12'1" (5.41m X 3.68m)

Store 2: 17'9" x 10'5" (5.41m x 3.18m)

Store 3: 17'7" x 10'9" (5.36m x 3.28m)

Garden Store: 17'7" x 10'5" (5.36m x 3.18m)

Stable 1: 17'9" x 13'2" (5.41m x 4.01)

Stable 2: 17'7" x 17'2" (5.36m x 5.23m)

LARGE CAR PORT/ COVERED AREA

To the rear of the barn is a large car port with vehicle inspection pit. In addition to the car port this can also be used as a useful log store etc.

PADDOCK

From the rear garden there is a gate that leads to the paddock which is approx 3 acres.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at Rightmove and Onthemarket.com

WH1404 210324

DIRECTIONS

From Shrewsbury take the A258/B5476 road to Wem. On reaching the railway bridge, pass under and then immediately left for Tilley. Continue along the road and at the 1st junction by Tilley Farm turn left and Ferndale is the last property on the right hand side.

What 3 Words: dips.stockpile.covenants

SERVICES

Mains Water and Electricity are connected. Drainage is to a septic tank. None of the services have been checked by Halls.

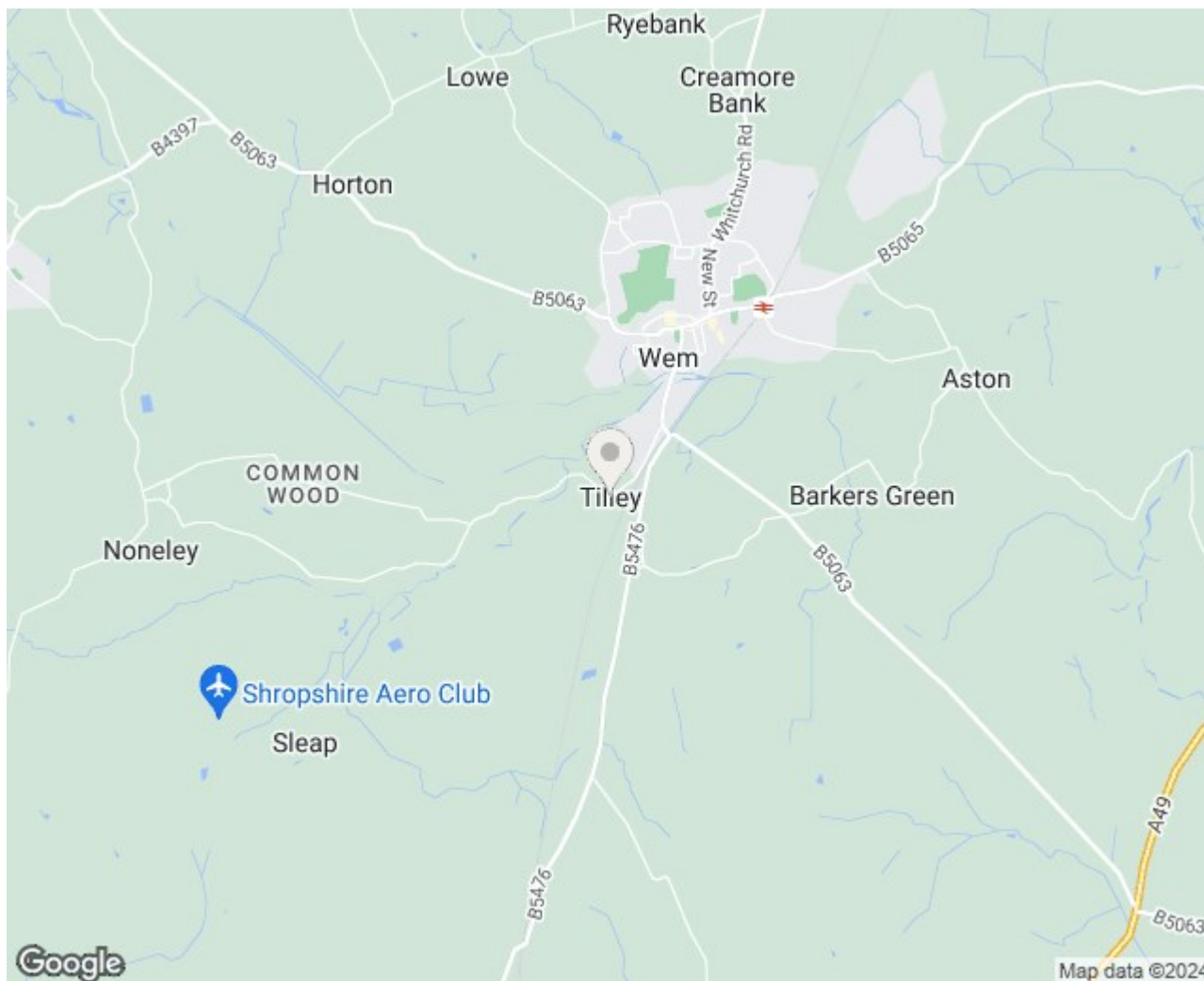
COUNCIL TAX

The property is a band 'G' on the local register with £3,260.19 Payable for the year 2022 / 23 For updated Council Tax details, contact Shropshire Council on 0345 6789002.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Ferndale Tilley Village, Wem, Shrewsbury, SY4 5HE



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.