



BRIDGE FARM

ASTON | WEM | SY4 5JQ





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Wem 2 miles | Whitchurch 10 miles | Shrewsbury 12 miles | Wem Railway Station 1 mile
(all mileages are approximate)

A SPACIOUS 15TH CENTURY CRUCK FRAMED COUNTRY HOUSE WITH
PERIOD FEATURES, LARGE GARDENS AND DETACHED BARN.

Spacious 3,000ft² Grade II Listed Country Home
Period Features and Wonderful Sun Room
Large Landscaped Gardens Alongside the River Roden
Parking for Many Cars and Double Garage
Workshop, Potential Annexe



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bridge Farm dates back to the 15th Century and has had later additions in Tudor and Jacobean times. The property has seen many uses over the past 600 years and is now a charming, spacious, detached family home. It is presented to an excellent standard and has been sympathetically maintained. There is also a useful detached barn, currently a garage, workshop and store / office which could provide extra annexe accommodation if desired.

SITUATION

The property is located in the hamlet of Aston which is popular with walkers and cyclists. The village is about 2 miles from the centre of the popular and historic town of Wem which dates back to the Iron Age. There are references to Wem in the Domesday Book and in 1202 it was granted Market Town status by King John. Wem today retains a strong range of local shopping, recreational and educational facilities. In Wem there are a range of great local pubs, cafes and restaurants.

PROPERTY

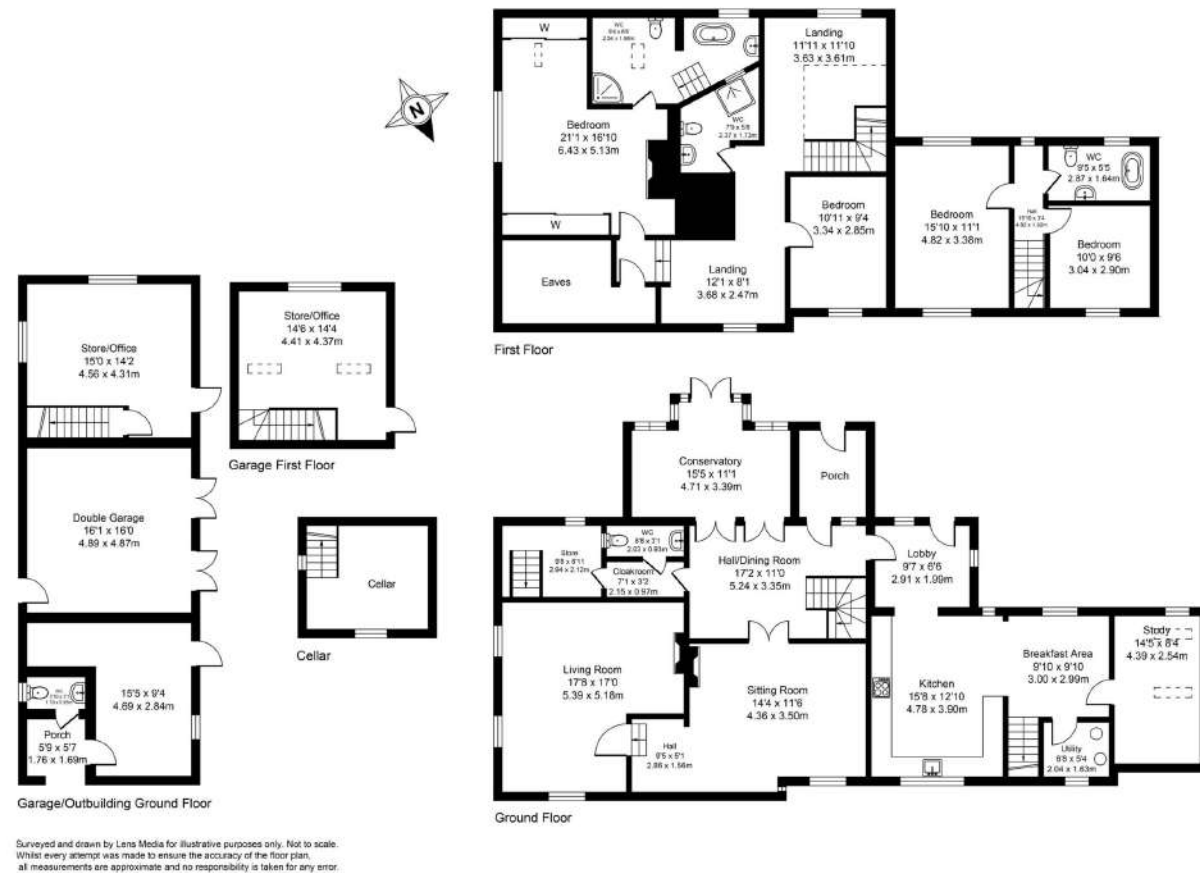
Bridge Farm is a wonderful, detached Shropshire longhouse with large, landscaped gardens to over 1 acre. The original part of the property dates back to the 15th century and there were major 17th Century additions to allow for cheese making and superior accommodation within a timber frame. The property still retains many of its original features including the Cruck frame, panelled doors, exposed timbers and original fireplaces.

The property comprises a canopied entrance porch, feature staircase and exposed timbers including the cruck frame. There is a large South facing sunroom overlooking the gardens.

The property has a sitting room with Inglenook fireplace, exposed timbers and oak bookcases. A passageway and steps lead up into the living room with feature fireplace and log burning stove. There is also a cellar which was used for cheese production in the 17th and 18th centuries.

The kitchen has a feature oil fired AGA, wide range of base and wall mounted kitchen units, drainer sink and extensive Corian work tops and windows. The kitchen also has an electric oven, hob and integrated fridge freezer. There is a study with exposed brick and timber walls.

Approximate Area = 3235 sq ft / 300.5 sq m
Garage/Outbuilding = 971 sq ft / 90.2 sq m
Total = 4206 sq ft / 390.7 sq m
For identification only - Not to scale





Stairs ascend to a galleried landing leading to the master bedroom and dressing area where there is an original, feature sandstone fireplace. There is a second staircase to a separate landing where there are two further double bedrooms and a modern bathroom.

GARDENS

There are landscaped gardens to the front, side and rear of the property with lawns that slope down alongside the River Roden to the Southern boundary. There are a number of sitting areas, flower borders and historic trees. To the Western end of the garden are an established small orchard and large lawned area.

GARAGE / WORKSHOP

The property is accessed off the lane through a set of double gates to a large gravelled area with parking for many cars. There is a timber framed wood store off the drive. The barn has power, lighting and water and contains the double garage and four further large storage areas with great potential.

SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools including Thomas Adams School which is a coeducational comprehensive secondary school with sixth form, St Peters C of E Primary School, Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

The property has the benefit of mains water and electricity. Drainage is via a septic tank and heating is from an oil-fired boiler.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words //diplomas.linen.neatley

From the centre of Wem drive East out of the town and cross the railway crossing. Follow the road round to the left known as Soulton Road. Turn right just past the cricket club into Church Lane. Follow the lane to the junction and Bridge Farm is straight in front. The drive is just off to the right.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



