



SAMUEL WOOD

Nills Farm House, Habberley Road, Pontesbury, Shrewsbury, Shropshire, SY5 0TN

Asking Price £825,000







# Nills Farm House, Habberley Road

Pontesbury, Shrewsbury, Shropshire, SY5 0TN



- Beautifully Presented Farm House
- Four Generous Sized Bedrooms
- Excellent Gardens
- Oil Central Heating
- Woodland
- Spacious Reception Rooms
- Stunning Rural Views
- Approx 13 Acres
- Stables
- EPC Rating E

Samuel Wood is delighted to offer for sale this characterful farm house with outbuildings including stables, tack room and land extending to approx 13 acres. Nills Farm House is situated on Habberley Road in Pontesbury, close to excellent local amenities including schools, doctors, pubs and good road links this property boasts spacious contemporary living combined with a traditional charm in keeping with a building of its age. Nestled within the countryside, the surrounding rural landscapes can be enjoyed from various vantage points within the home, creating a truly idyllic setting. Viewing is highly recommended by the selling agent.

Nills Farm House, located on Habberley Road, is a picturesque countryside retreat that offers a serene and expansive setting spanning 13 acres of land. The ground floor of Nills Farm House welcomes visitors with its charming and cosy atmosphere. Upon entering, you'll find a spacious and inviting entrance hall with access to cellar, double bedroom for guests, living room adorned with rustic furniture and a delightful modern log burner, perfect for relaxing evenings. The well-equipped kitchen, complete with marble worktops, modern appliances and a generous dining area, provides a comfortable space for preparing and enjoying meals. The ground floor also features a convenient utility room and a tastefully decorated shower room.

Ascending to the first floor, you'll discover the sleeping quarters of Nills Farm House. The first floor comprises a large office, several double bedrooms each exuding warmth and comfort. These thoughtfully furnished rooms offer tranquil views of the surrounding countryside, ensuring a peaceful night's rest. Additionally, the first floor accommodates well-appointed bathroom, providing convenience and privacy. Whether you're seeking a rejuvenating nap or a restful night's sleep, the first floor of Nills Farm House offers a haven of relaxation.

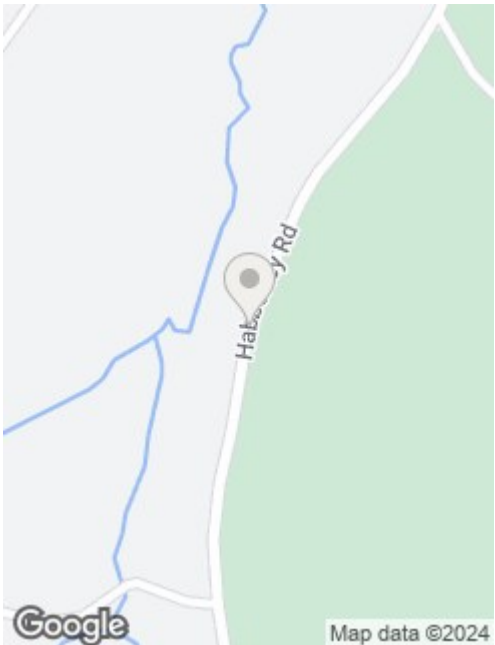
Stepping outside, the beauty of Nills Farm House's surroundings becomes evident. The vast 13-acre property boasts diverse features, including beautiful gardens, pasture fields, small woodland, and a gentle stream flowing through the estate. Nature enthusiasts will be breathing in the fresh country air and enjoying the sights and sounds of the countryside. Animal lovers will appreciate the three stables, hay barn and hard standing for a horse trailer providing an opportunity to interact with and care for horses. Whether you're seeking outdoor adventures or simply a peaceful retreat, Nills Farm House's idyllic exterior offers a splendid backdrop for relaxation and enjoyment.











## Directions

Nills Farm House is located to the south of Pontesbury on Habberley Road, entering Pontesbury from Shrewsbury: turn left in to Chapel Street towards Habberley. On the outskirts of the village turn right into Nills Farm. Follow the track and nearing the house turn right over a cattle grid. Park close to the stables.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 24 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



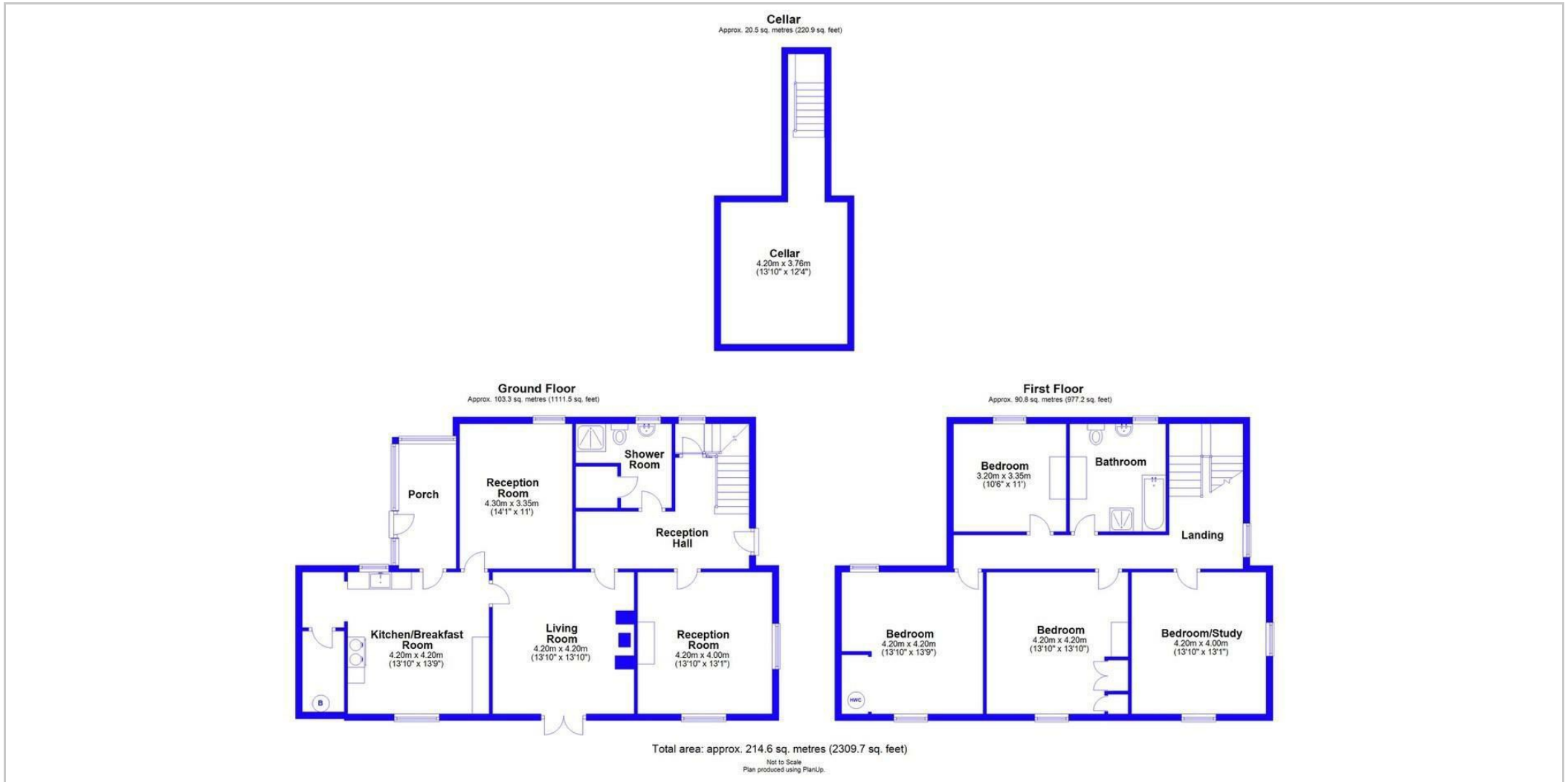








## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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