



SAMUEL WOOD

The Old Mill, Upper Fenemere, Myddlewood, Shrewsbury, Shropshire, SY4 3RY

Offers In The Region Of £795,000



The Old Mill, Upper Fenemere

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- Beautifully Presented Barn Conversion
- Spacious Reception Room With Oak Flooring
- Four Generously Sized Bedrooms
- Striking Feature Staircase & Entrance Hallway
- Underfloor Heating Ground Floor & Oil Central Heating
- *Runner Up 2012 Shropshire Barn Conversion Awards*
- High Specification Kitchen with Utility & Shower Room
- Family Bathroom & En-Suite Shower Room
- Landscaped Gardens & Six Vehicle Driveway
- EPC Rating C

Samuel Wood is delighted to offer for sale this award winning barn conversion The Old Mill, Upper Fenemere, in north Shropshire. A bespoke construction with only one owner, the property boasts a well designed layout, the highest specification finish with characterful yet contemporary living spaces throughout all complemented by a meticulously landscaped garden, extensive driveway, garage/study with built-in storage and pleasant rural views. Equidistant from Myddle and Baschurch both (2½ miles) with good village amenities. For sale with NO UPWARD CHAIN - Viewing is highly recommended by the selling agent.

The accommodation is both spacious and thoughtfully arranged, beginning with a stunning reception hall that includes a cloakroom WC. The triple-aspect living and dining room showcases oak flooring and floods with natural light, while the sleek kitchen is complemented by a separate utility room and a ground floor shower room. A study with built-in storage adds practical working space. Upstairs, the gallery landing leads to four well-proportioned bedrooms, including a master suite with en-suite facilities, a stylish family bathroom, and additional loft rooms offering excellent storage or hobby space. The interior delivers a seamless flow between functional family living and sophisticated entertaining areas.

Outside, The Old Mill is nestled within the peaceful surroundings of Upper Fenemere, enjoying open rural views and a setting of privacy and charm. The meticulously landscaped garden features a neatly kept lawn, a gravel driveway with space for up to six vehicles, and a unique thatch-covered seating and dining area—perfect for alfresco entertaining. All outdoor areas are enclosed by secure perimeter fencing, creating a safe and serene environment.

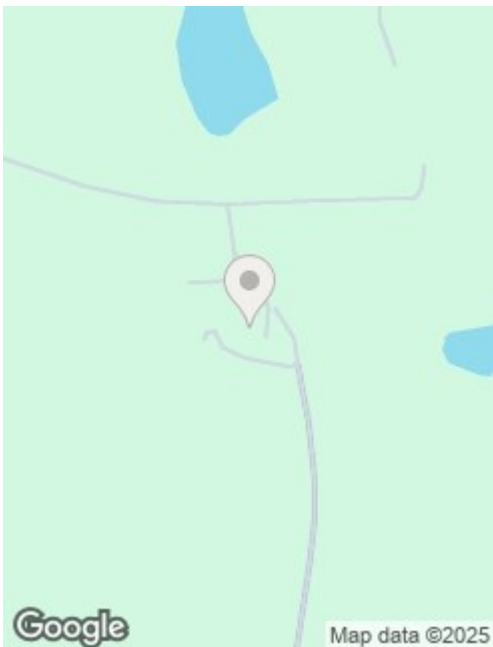
Location - The Village of Baschurch provides a picturesque setting nestled in the heart of Shropshire. Known for its blend of rural charm, community spirit and the beautiful Shropshire countryside that surrounds it. The village is well-equipped with amenities including local shops, a post office, takeaways and inviting pubs, known for their warm hospitality and excellent food.

For families, Baschurch offers a friendly environment with highly regarded primary and secondary schools as well as numerous private schools within the area. There are plenty of activities for children and spaces for outdoor pursuits. The village boasts well-maintained playing fields, a tennis club, polo club and scenic walks along the countryside, perfect for those who enjoy the outdoors.

Baschurch not only serves as a tranquil escape from the hustle and bustle of life but also remains connected, with Shrewsbury just a short drive away, providing access to larger amenities and excellent transport links. With its rich heritage, strong sense of community, and idyllic setting, Baschurch offers a quintessentially English village experience and remains one of the most sought-after villages to live around the county town of Shrewsbury.







Directions

If coming from Baschurch – come over level crossing towards Myddle go about 2 miles past the Round House and turning left back for Burton go round sharp lefthand bend with caravan park on right then take your next turning to the right up Council maintained No Through Road go quarter of a mile then turn right by Rose Cottage up private road then folk left to The Old Mill, Upper Fenemere. If coming from Myddle – go through Myddle village past Church on left then go down Myddle straight past Myddlewood Garage on left then you come to a cluster of houses take first left after sharp left hand bend up council maintained No Through Road go quarter of a mile then turn right by Rose Cottage up private road then folk left to The Old Mill, Upper Fenemere. What3Words: ///dynasties.laying.joke will bring you to entrance to property

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

Broadband Speed: Basic 6Mbps & Ultrafast 1800 Mbps
 Results provided by Ofcom and correct at time of listing
 BT Phoneline and Electrics underground.

Flood Risk: Very Low.

Tenure: The tenure is Freehold.

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

Council Tax Band: E

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.

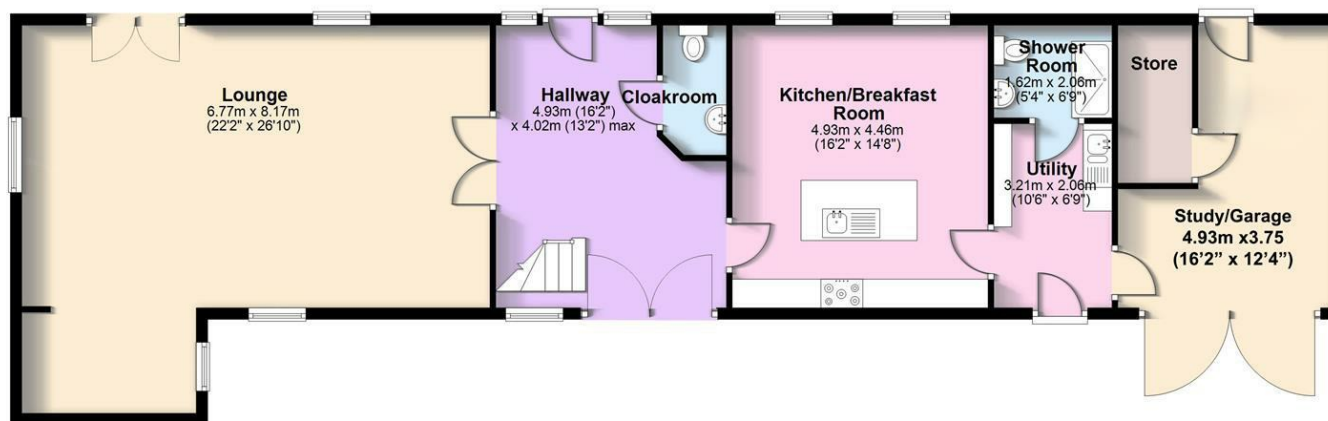




Floor Plans

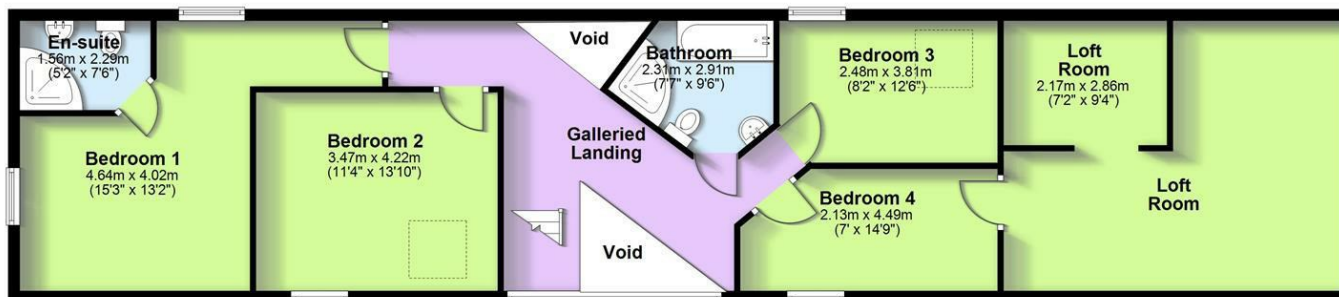
Ground Floor

Approx. 118.3 sq. metres (1273.4 sq. feet)



First Floor

Approx. 109.1 sq. metres (1173.9 sq. feet)



Total area: approx. 227.4 sq. metres (2447.3 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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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