

# Mayfields Farm Barkers Green Wem Shrewsbury SY4 5JW



3 Bedroom House - Detached  
Offers In The Region Of £675,000

## The features

- CHARACTERFUL FORMER FARMHOUSE
- THREE BEDROOMS
- VERSATILE RECEPTION ROOMS
- DUTCH BARN
- 0.88 ACRE IN ALL
- LODGE CABIN WITH HOLIDAY LET POTENTIAL
- CONTEMPORARY KITCHEN
- IN-OUT DRIVEWAY AND GARAGING
- PADDOCK AND FORMAL GARDENS
- EPC D



**\*\* A UNIQUE AND EXCITING OPPORTUNITY TO ACQUIRE A CHARMING PERIOD FARMHOUSE WITH SECONDARY INCOME POTENTIAL FROM A SUPERB DETACHED LODGE CABIN \*\***

A charming three-bedroom period cottage with two-bedroom detached holiday let, Dutch barn and brick outbuildings set within 0.88 acres of grounds

The main house briefly comprises entrance hall, family room, kitchen/breakfast room, living/dining room, three bedrooms and a family bathroom.

Occupying an enviable semi rural location on the edge of this popular market Town, ideally placed for ease of access to Wem and the Railway Station which has links to Shrewsbury, Crewe and London. There are beautiful countryside walks on the door step.

The main house has oil fired central heating, double glazing, driveway with ample parking, garaging, outbuildings and gardens bordered by open farmland.

Viewing recommended.

## Property details

### LOCATION

Occupying a tranquil position in the idyllic hamlet of Barkers Green. The property is nearby to the popular North Shropshire Market town of Wem which offers an excellent range of facilities and amenities including Shops, Supermarket, Filling Station, Doctor's, Dentist, Schools, Churches and a regular bus service to the County Town of Shrewsbury. There is a Railway Station with direct services to Shrewsbury, Whitchurch and Crewe which connects to London.

### MAYFIELDS FARM

A former Victorian dairy farm which has evolved over the years to offer light-filled accommodation with an easy flow of reception rooms. In recent years, the main house has been externally clad and rendered to improve insulation without compromising internal proportions.

### REAR HALL

Currently utilised as a home office with windows overlooking the garden and driveway, ideal for those running a business from home.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of contemporary high gloss units under contrasting worksurfaces incorporating a granite sink and drainer, integrated dishwasher and breakfast bar. There is space an American fridge freezer and hob/cooker.

### LIVING/DINING ROOM

A generous room with decorative tiled fireplace set into an ornate wooden surround. Windows overlooking the garden and a small reading nook.

### FAMILY ROOM

With feature fireplace housing an electric stove. Useful built in cupboard storage and stairs rising to the first floor landing.

### CLOAKROOM

With W.C. and wash hand basin.

### PRINCIPAL BEDROOM

With two sets of built-in wardrobes and window overlooking the garden.

### BEDROOM TWO

Another double bedroom with ample space for free-standing furniture. Window overlooking the garden.

### BEDROOM THREE

A generous single bedroom or craft/hobby room.

### FAMILY BATHROOM

With suite comprising panelled bath, corner shower, wash hand basin and WC. Complementary part-tiled surround. Heated towel rail and linen cupboard.

### MAYFIELD LODGE

A superb two-bedroom insulated timber lodge providing a wonderful source of secondary income for those wishing to pursue the lines of holiday letting. This spacious dwelling offers generous proportions with a sociable kitchen/dining/living room at its centre along with an outdoor breakfast terrace enjoying far-reaching countryside views. Two double bedrooms are serviced by a family bathroom with shower cubicle and bath.

### OUTSIDE

Accessed via a sweeping in-out driveway there is parking for a number of vehicles on a gravelled forecourt to the side of the house. A two-story Dutch Barn provides a substantial workshop or storage facility with electricity and lighting.

A detached brick outbuilding comprises two up and over garages, log store and adjoining utility room.

An enclosed paddock has gated access from the driveway.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the



Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





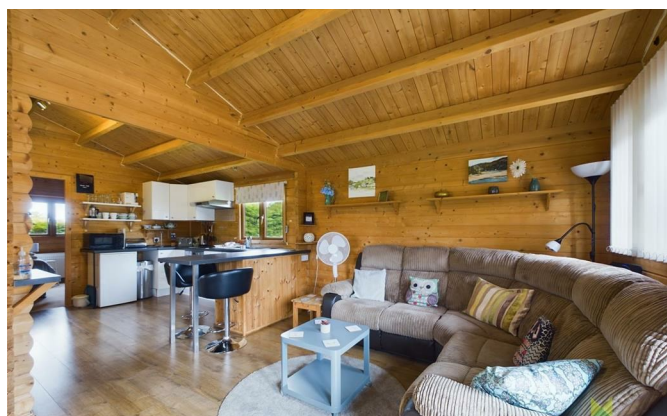
MONKS

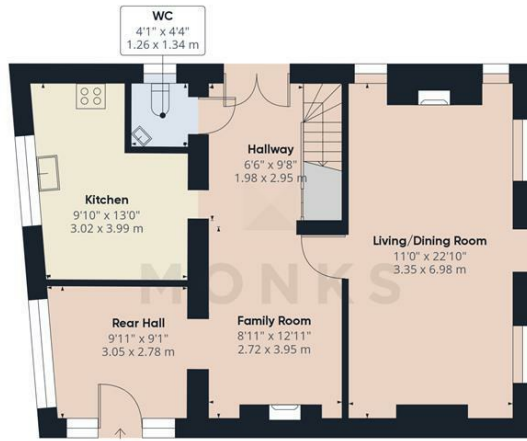




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Floor 0 Building 1



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Approximate total area<sup>®</sup>  
1103.39 ft<sup>2</sup>  
102.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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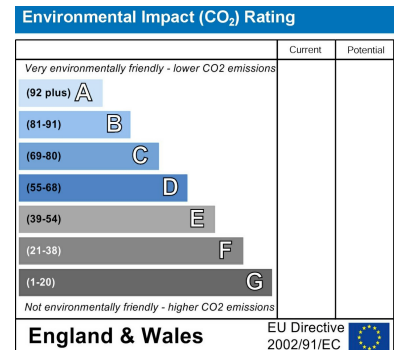
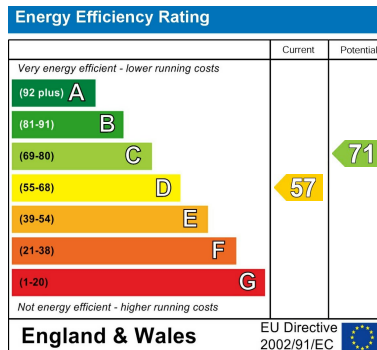
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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