

Quina Brook House Wem Shrewsbury SY4 5RJ



5 Bedroom House - Detached
Guide Price £590,000

The features

- CHARACTERFUL GEORGIAN HOUSE
- EXTENSIVE RECEPTION SPACES
- RANGE OF VERSITILE OUTBUILDINGS
- GARDENS, GROUNDS AND PADCCOK 2.89 ACRE IN ALL
- OWNED SOLAR PANELS WITH BATTERY STORAGE
- FIVE BEDROOMS
- THREE BATHROOMS
- SEMI-RURAL LOCATION
- IDEAL FOR THOSE RUNNING A BUSINESS FROM HOME
- EPC RATING E



**** CHARMING FORMER GEORGIAN FARMHOUSE WITH OUTBUILDINGS AND 2.89 ACRES ****

Quina Brook House offers versatile accommodation arranged over three floors with a blend of reception rooms ideal for both comfortable everyday living and larger scale entertaining. The grounds provide a range of useful outbuildings along with a 2.5 acre paddock.

The property is set in a convenient semi-rural location equidistant between Wem and Whitchurch offering the best of both worlds with surrounding countryside and direct road links.

The accommodation in brief comprises: Kitchen, Dining Room, Snug, Media Room, Play Room, Boot Room, Utility Room, two Cloakrooms, Five bedrooms, Three Bathrooms and a small Cellar. Outside there are outbuildings including a hay Barn, timber workshops, two stall stable and brick built stores.

The property has solid oak doors throughout, air conditioning to the bedrooms, oil fired central heating and the additional benefit of 14 solar panels with two storage batteries which were installed by the current owners.

Viewing highly recommended to appreciate the the charm of the internal accommodation and extent of the external attributes that the property has to offer.

Property details

LOCATION

Occupying an enviable semi-rural position in the hamlet of Quina Brook. The thriving North Shropshire market towns of Wem, Whitchurch and Ellesmere are only a short distance away. Wem is a small and expanding market town which offers an extensive range of amenities including, good schools, library, post office and surgery. Leisure facilities include a swimming pool, gym, bowling green, tennis courts and a cricket club. The Town Hall is now a popular arts centre and the railway station provides good rail links. Wem is approximately 9 miles north of the County Town of Shrewsbury and commuting distance to both Telford and Chester.

KITCHEN

Laid with quarry floor tiles and fitted with a range of stylish high gloss cream cabinetry under contrasting oak effect worksurfaces with inset composite sink. There is a Rangemaster induction cooker and space for a freestanding appliances. Double glazed doors open into the

DINING ROOM

A generously proportioned room with doors and steps leading onto a decked terrace.

UTILITY ROOM

With worksurfaces incorporating a single drainer sink, space for free standing appliances and eye level units.

CLOAKROOM

With low level WC and sink.

REAR PORCH/BOOT ROOM

A useful space with ample storage and door onto the garden.

PLAY ROOM

Leading off the central hallway, this room could alternatively be utilised as a home office.

SNUG

A cosy room with window to the front and dual sided cast iron log burning stove featuring centrally. Steps lead down to the

FAMILY/MEDIA ROOM

A wonderfully versatile room with vaulted ceiling and underfloor heating. The space could serve as a games room, media room or formal dining hall.

GUEST SUITE

This "wing" provides an excellent option for a teenager or guest being served by it's own ground floor Shower Room and being access by a separate staircase rising to a double bedroom with vaulted ceiling.

INNER HALLWAY

Giving access to the CELLAR and stairs rising to the

FIRST FLOOR LANDING

PRINCIPAL BEDROOM SUITE

A sophisticated room with window to the rear and Dressing Room with range of built in wardrobes.

EN-SUITE SHOWER ROOM

With suite comprising fully tiled shower cubicle, wash hand sink and low level WC. Heated towel rail.

BEDROOM TWO

A generous sized double bedroom with window to the front and built in wardrobes.

FAMILY BATHROOM

A luxurious and spacious bathroom with suite comprising large jacuzzi bath, corner shower cubicle, low level WC and wash hand sink. Linen cupboard with storage along with wall and base mounted storage cabinets.

SECOND FLOOR LANDING

With Velux roof light.

BEDROOM THREE

A vaulted room with built in wardrobes and reading nook/study area. Skylight and window to the side.

BEDROOM FOUR

Another vaulted bedroom with space for a double bed and free standing furniture. Skylight and window to the side.

CLOAKROOM

With hand wash sink and low level WC.

GROUNDS AND OUTBUILDINGS

The grounds in all total 2.89 acre and are naturally divided by a sweeping gravel driveway with a formal garden lying to the side of the house and a 2.5 acre paddock to the southern boundary.

There gravelled forecourt parking for several vehicles to the rear of the house along with a range a versatile OUTBUILDINGS. These include a large three-sided hay barn, triple timber workshop, two stall stable and a range of brick built stores adjoining the main house.

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 mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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/buy/mortgage-calculator/) 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.





Quina Brook House , Wem, Shrewsbury, SY4 5RJ.

5 Bedroom House - Detached
Guide Price £590,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

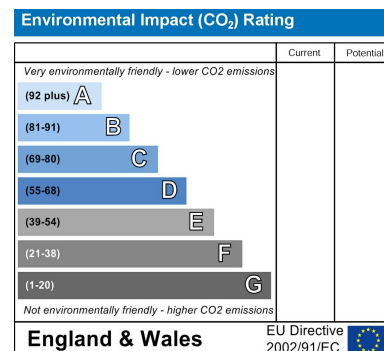
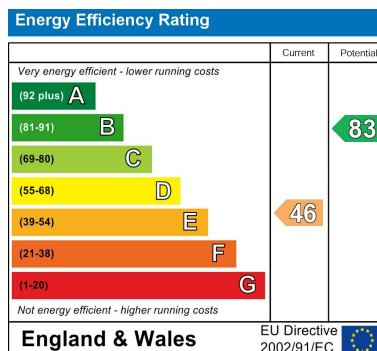
Wem office

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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.