



MONKS

Grange Farmhouse Newton **Nr Wem Shrewsbury** **SY4 5NU**

5 bedroom House - Detached property
Offers in the region of £735,000







*** LARGE GARDENS AND 2 ACRE PADDOCK ***

Having undergone extensive renovation this impressive detached home offers deceptively spacious and versatile living - perfect for today's modern lifestyle - a growing family, those who work from home and those who love to entertain.

Finished to a high standard of specification the property truly needs to be viewed to be fully appreciated and briefly comprises large Reception Hall, Lounge with feature inglenook fireplace, Home Office/Family Room, Sitting Room/Bedroom 5, fabulous open plan Living/Dining/Kitchen with bi-folds opening onto sun terrace and gardens, Utility and Cloakroom. On the First Floor is the Principal Bedroom with en suite, 3 further double Bedrooms and Family Bathroom.

Occupying an enviable position on the edge of this popular Village nestled in North Shropshire, a five minute drive from the busy market Town of Wem with an excellent range of amenities and Railway Station with links to Shrewsbury, Crewe and London.

Set within a gated generous plot of approximately 1/3 acre which is bordered by open farmland and providing parking for several vehicles. There is an additional two acre paddock to the side of the property.

Viewing Essential.

Grange Farmhouse Newton
Nr Wem Shrewsbury
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LOCATION

The property occupies an enviable position on the edge of this idyllic and much sought after Village which boasts an Ofsted rated good CE primary school. Ideally placed being only a short drive from the busy market Town of Wem which offers an excellent range of local amenities and facilities including schools, doctors, churches, restaurants/public houses, supermarket, independent stores, active Town Hall and many recreational facilities. There is also a railway station with links to Shrewsbury, Crewe and London.

RECEPTION HALL

Covered entrance portico with patterned tiled floor and outside lights with door opening to the impressive Reception Hall, window to the side, useful under stairs storage cupboard, radiator. LVT flooring.

SITTING ROOM/BEDROOM 5

A great multi purpose room having large walk in bay window to the side with aspect over the gardens and farmland beyond. Media point, radiators. Useful built in storage cupboard and large Airing Cupboard.

LOUNGE

A excellent sized room having walk in bay window to the side with aspect over the garden and farm land beyond. Feature inglenook style fireplace with exposed brick, oak lintel and cast iron grate, media point, radiators.

HOME OFFICE/FAMILY ROOM

with window to the side, recessed ceiling lights, radiator.

SIDE ENTRANCE PORCH

with LVT flooring and door leading to the driveway.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

What an impressive living space, running across the back of the property and being naturally well lit - perfect for a growing family or those who love to entertaining and having bi-folds opening onto the large paved sun terrace bringing the outside in. Affording great open space including a Lounge area with media point, radiators and windows to the rear overlooking the garden, Dining area with the bi-fold doors and leading through to the beautifully fitted Kitchen. With cream fronted shaker style units incorporating deep glazed undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid wood work surface over and integrated dishwasher. Range style cooker with extractor hood over and eye level wall units to either side. Large central breakfast island with ample cupboards and drawers. Windows to the side and rear with lovely aspects over the garden, recessed ceiling lights, radiators.

UTILITY ROOM

having single drainer sink set into base unit with work surface to either side with space beneath for appliances. Radiator.

CLOAKROOM

with WC and wash hand basin set into vanity with storage beneath, radiator, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase with half turn and window to the side, leads to First Floor Landing, access to roof space.

PRINCIPAL BEDROOM

with window to the side with lovely aspect over the garden and open farmland beyond. Media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds and flooring, heated towel rail.

BEDROOM 2

A generous double room with window overlooking the front, media point, radiator.

BEDROOM 3

Another double room with window overlooking the front with pleasant aspect over open farmland, media point, radiator.

BEDROOM 4

another double room with window to the rear with open aspect over the garden and farmland beyond, media point, radiator.

FAMILY BATHROOM

with suite comprising P-shaped panel bath with direct mixer shower unit over with drench head, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds and flooring, heated towel rail. Window to the side.

OUTSIDE

The property is approached through double wrought iron gates and well screened by tall rendered walling. Large gravel driveway with parking for numerous cars and vehicles. The Gardens are of an excellent size of approximately 1/3 acre and will be seeded to lawn wrapping themselves around the property being enclosed with fencing, mature specimen trees and hedging. Immediately adjacent to the house is a large paved sun terrace ideal for dining alfresco.

To the side of the property is an additional 2 acre paddock.

GENERAL INFORMATION



TENURE

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

SERVICES

We are advised that mains water and electricity are connected. Drainage is to septic tank and the heating is the energy efficient air source heat pump.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band TBC - 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.



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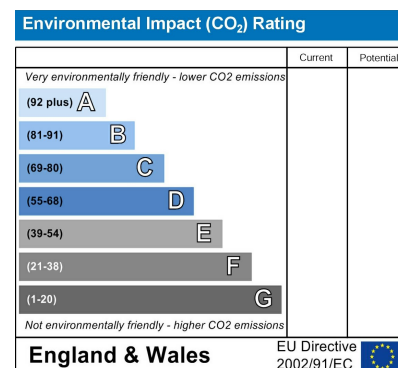
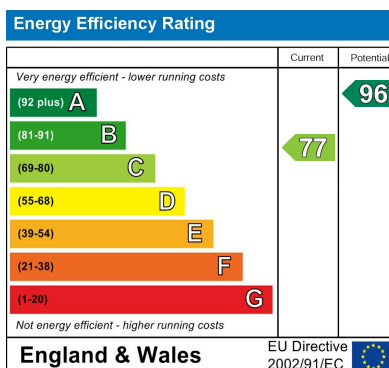
Wem office

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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.
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