

School Farm, Lower Bromlow, Bromlow, Shrewsbury,  
Shropshire, SY5 0DU

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £500,000**

Viewing: strictly by appointment through the agent

A unique opportunity has arisen to acquire this attractive, spacious and particularly interesting three double bedroom Grade II listed detached stone house, offering a wealth of character and charm throughout, with the added advantage of a large detached Grade II listed timber framed barn which could be converted/re-developed to create further accommodation subject to planning. The property sits in extensive grounds approaching approximately 1.2 of an acre which includes a separate paddock. School Farm is situated in an area with outstanding natural beauty, having arguably some of the best scenery in Shropshire and is in the heart of some of the county's best walking routes, as well as one of the most impressive in Shropshire. (dark skies). The property is easily accessible to the nearby villages of Brockton, Worthen, Minsterley and Pontesbury. The medieval county town of Shrewsbury is approximately 15 miles and the Welsh town of Welshpool is approximately 13 miles. This truly is a rare and exciting opportunity for many potential buyers to appreciate the scope and the vast potential this property has to offer, which can only be fully appreciated by early inspection which comes highly recommended by the selling agent. NO UPWARD CHAIN.

The accommodation briefly comprises: reception hallway, lounge, dining room, kitchen/breakfast room, first floor landing, three double bedrooms, bathroom, detached timber framed Grade II listed barn (ripe for development subject to the necessary planning permissions), large grounds and paddock extending to a total of approximately 1.2 acres, generous driveway, area of outstanding natural beauty which provides a stunning aspect over arguably some of Shropshire's finest countryside. Viewing is recommended.

The accommodation in greater detail comprises the following:

Wooden entrance door gives access to:

**Reception hallway**

Having exposed beams to ceiling, quarry tiled floor.

Part glazed wooden door from reception hallway gives access to:

**Lounge**

17'5 x 12'5

Having glazed windows to front and rear, wood burning stove set to an exposed brick inglenook with inset timber above, exposed beams to ceiling, feature wall with exposed timbers, quarry tiled floor.

From reception hallway door gives access to:

**Dining room**

13'5 x 12'2

Having part glazed door giving access to rear with glazed window to side, wood effect flooring, dado rail, exposed beams to ceiling, wall light points.

Door from dining room gives access to:

**Kitchen/breakfast room**

16'10 x 10'3

Having base units with drawers above, storage cupboard, corner display unit, stoned floor, feature exposed stoned walls, glazed windows to front and rear, exposed beams to ceiling, part glazed door giving access to side of property, Stanley oil fired stove, shelved pantry, space for appliances, Belfast sink.

From reception hallway an exposed wooden staircase leads to:

**First floor landing**

Having exposed wooden flooring, exposed feature timbers and beams, glazed windows providing a pleasing aspect over the property's rear gardens, local farmland, countryside and beyond.

Wooden doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**

18'7 x 13'3 max

Having glazed window with pleasing rural aspect to front, exposed wooden flooring, period fireplace, feature exposed timbers and beams, loft access.

**Bedroom two**

15'10 max reducing down 12'10 min x 13'9

Having glazed window with pleasing rural aspect to front, exposed wooden flooring, feature exposed timbers, secondary loft access.

**Bedroom three**

9'10 x 9'9

Having two glazed windows one to front and one to side providing pleasing rural aspects, feature exposed timbers and beams, airing cupboard, exposed wooden flooring.

**Bathroom**

Having a three piece site comprising: panel bath, pedestal wash hand basin, low flush WC, exposed wooden flooring, glazed window with pleasing rural aspect to rear, exposed timber to ceiling.

**Detached timber framed barn**

50ft x 18ft

Currently being used as a storage area this could be converted subject to the necessary planning permissions/consents to make further accommodation etc.

**Outside**

The property sits in generous well established grounds predominantly laid to lawn with a variety of mature trees, bushes, shrubs etc and borders local farmland and offers a stunning aspect towards the countryside and beyond. To the side of the formal gardens there is a generous size paddock. The property sits in grounds approaching approximately 1.2 of an acre.

**Wayleaves, Easements and Rights of Way**

The property and its grounds sold subject to and with the benefit of all easements, wayleaves and rights of way, declared and undeclared.

**Plans, Areas and Schedules**

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property, and any error or misstatement shall not be annul the sale or entitle any party to compensation in respect thereof.

**Directions**

From Shrewsbury head out onto the B4386 Montgomery Road and continue through the villages of Yockleton, Westbury, Worthen and Brockton. On leaving Brockton continue past the Cock Inn Public House and then take the first left signposted for Minsterley and Pontesbury. Continue on this road for approximately 0.8 of a mile and turn right signposted for Bromlow. Continue on this country road for approximately 0.6 of a mile and then turn right signposted for Betton and Lower Wood. Proceed for a further 70/80 yards and the property will be found on the right handside clearly identified with our For Sale board.

**Services**

We believe that mains water, electricity, septic drainage are all understood to be available to the property, but this is to be verified by the vendors solicitor's during pre contact enquires. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

