

Malt House Farm Tern Lane, Longdon-Upon-Tern, Telford,
Shropshire, TF6 6LN

www.hbshrop.co.uk



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Offers In The Region Of £700,000

Viewing: strictly by appointment
through the agent

A rare opportunity has arisen to acquire this four/five bedroom detached former farmhouse having an interesting range of extensive outbuildings extending to over 7900sqft (Planning permission has been granted by the Telford and Wrekin Council for the conversion of the barn to form one dwelling and to create a new access planning ref: TWC/2022/0283). The property sits in a fantastic plot extending to approximately 2.5 acres, which includes a large paddock and a beautiful aspect towards the Wrekin. Malt House Farm is located within this highly sought after village location of Longden on Tern, which is most convenient for Shrewsbury, Telford and Newport. This attractive property offers spacious and versatile living accommodation throughout and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, lounge, sitting room, kitchen/breakfast room, inner hallway, rear lobby/porch, laundry room, utility room, study, family room, ground floor bedroom with ensuite shower room, landing, bedroom with dressing room and suite bathroom, two further first floor bedrooms, further landing area/bedroom, driveway/courtyard providing off street parking for a number of vehicles, large garage, five interesting outbuildings/barn which extends to approximately 7900sqft in size and has separate vehicle access, front, side and rear gardens, large paddock. The plot extends to approximately 2.5 acres, oil fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Entrance porch

Having quarry tiled floor, glazed windows.

Part glazed door gives access to:

Lounge

14'1 x 12'9

Having glazed window with pleasing aspect to front, wood burning stove set to exposed brick Inglenook with timber mantle, radiator.

Door from lounge gives access to:

Kitchen/breakfast room

14'10 x 14'7

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, two UPVC double glazed windows, wood burning stove, space for appliances, radiator.

From kitchen/breakfast room door gives access to:

Sitting room

22'3 x 7'11

Having glazed window with pleasing aspect to front, fireplace, exposed beams to ceiling, radiator.

Door from kitchen/breakfast room gives access to:

Inner hallway

Having tiled floor.

From inner hallway door gives access to:

Rear porch

Having glazed windows, part glazed floor giving access to rear of property, floor mounted oil fired central heating boiler.

From inner hallway door gives access to:

Laundry room

11'11 max reducing down to 8'10 min x 11'8 max

Having space for appliances, tiled floor, UPVC double glazed window to front.

From laundry room door gives access to:

Cloakroom

Having low flush WC, tiled floor.

Door from laundry room gives access to:

Utility room

15'2 x 4'10

Having two doors giving access to front of property, fitted worktop with inset sink, base units, drawers below, tiled floor, exposed beams to ceiling.

From utility room arch gives access to:





Family room

17'8 x 13'10

Having two UPVC double glazed windows, exposed beams to ceiling, radiator.

Door from family room gives access to:

Ground floor bedroom

12'1 x 10'9

Having UPVC double glazed window, exposed beams to ceiling, built-in wardrobe, radiator. Sliding door gives access to:

Ensuite shower

Having tiled shower cubicle, low flush WC, tiled floor, wash hand basin.

From the front of the property a further door gives access to:

Study

10'0 x 8'10

Having UPVC double glazed window to side. Carpeted steps then lead to a:

First floor landing area

With access to bedroom one

From inner hallway stairs rise to:

First floor landing

Having UPVC double glazed window with a pleasing aspect to front.

Doors then give access to: Bedrooms and bathroom.

Bedroom

20'0 x 14'9

Having two UPVC double glazed windows, feature exposed beams/timbers to ceiling, feature exposed brick walls, stainless steel sink drainer unit with storage cupboard below.

Door from bedroom gives access to:

Dressing room

10'0 x 9'11

Having UPVC double glazed window to rear, feature exposed brick walls and timbers to ceiling, radiator.

Door to:

Ensuite bathroom

Having panel bath with electric shower over, pedestal wash hand basin, low flush WC, feature exposed brick walling and timbers to ceiling.

Bedroom/further first floor landing area

15'6 x 9'11

Having exposed timbers to ceiling, sealed unit double glazed window with a pleasing aspect to front.

Doors from bedroom/further first floor landing area give access to: Two further bedrooms.

Bedroom

15'0 x 12'10 excluding recess

Having two UPVC double glazed windows to rear, fitted wardrobe, exposed beams to ceiling, radiator.

Bedroom

15'2 x 8'2

Having loft access, exposed beams to ceiling, sealed unit double glazed window with a pleasing aspect to front, radiator.

Refitted bathroom

Having a three piece suite comprising: P shaped panel bath with electric shower over, curved shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, glazed window to rear, radiator.

Outside

To the front of the property gated access leads to a stoned pathway which extends to the front and side of the property having lawn gardens, mature shrubs and bushes. The driveway/courtyard of the property provides ample off street parking for a number of vehicles. Access is then given to:

Large garage

15'4 x 15'3

Adjoining the garage is an interesting range of brick former barns/outbuildings.

Outbuilding One

15'3 x 15'1

Outbuilding Two

25'11 x 12'5

Outbuilding Three

13'0 x 10'1

Substantial Outbuilding Four

72'0 x 64'7 max reducing down to 37'6

From substantial outbuilding four access is given to:

Substantial Outbuilding Five

63'8 x 45'10

To the side of the outbuildings there is a separate access which leads to the property's:

Large enclosed paddock

Rear gardens

The rear gardens of the property are mainly laid to lawn with paved pathway, mature shrubs and bushes with access to the paddock. The property and outbuildings are set in grounds approaching approximately 2.5 of an acre and the outbuildings are approximately 7900sqft in size.

AGENTS NOTE

The existing barns/outbuilding has planning permission granted to convert into a three bedroom separate dwelling if required. Further information can be found on the Telford and Wrekin planning portal.

REF: TWC/2022/0283

Directions

From Shrewsbury head out on the Atcham Road and continue past the Mytton & Mermaid and Attingham Park. After a short distance turn left at the crossroads signed posted for Allscot and Walcot (B4394). Continue on this road through the villages of Allscott and Admaston and then after leaving Admaston turn left onto the Shawbury road (B5063). Travel on this road for approximately 2 miles until reaching the village of Longden upon Tern. Continue past the village hall and The Tayleur Arm Public House and then take the next right onto Tern Lane and then the property will be found approximately 0.2 of mile on the left hand-side.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

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).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

