



Roger  
Parry  
& Partners

UPPER TREFNANT

Halfway House, Shrewsbury, SY5 9DL

# UPPER TREFNANT

HALFWAY HOUSE • SHREWSBURY • SY5 9DL

Guide Price : £525,000

- Detached character 3 bedroom house
- Former traditional outbuildings
- Grassland (approximately 14.46 acres (5.85 ha))
- Broadleaf woodland (approximately 4.82 acres (1.95ha))
- Outstanding views over surrounding countryside

Roger Parry & Partners have been favoured to market this delightful smallholding comprising a character three bedroom house, traditional outbuildings, 14.46 acres (5.85 ha) of grassland and approximately 4.82 acres (1.95 ha) of broadleaf woodland, extending as a whole to 19.97 acres (8.08 ha) or thereabouts. The property benefits from being in an elevated position with outstanding views over surrounding countryside. Upper Trefnant is accessed from a minor council highway up a stone/hardcore private track. The property is suitable for a range of uses including agriculture, equestrian, tourism and amenity.

*Welshpool: 5.7 miles • Shrewsbury: 12.9 miles • Oswestry: 17.9 miles  
(distances are approximate)*







A substantial detached character house which requires some modernisation and renovation throughout.

**ACCOMMODATION COMPRISING:**

**GROUND FLOOR**

- Conservatory
- Kitchen/Breakfast room
- Bathroom
- Living room
- Study
- Storage cupboard

**FIRST FLOOR**

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Landing

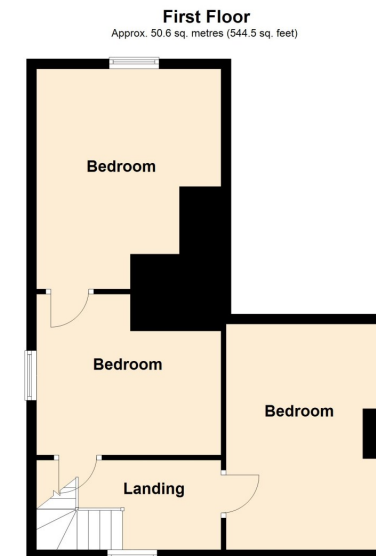
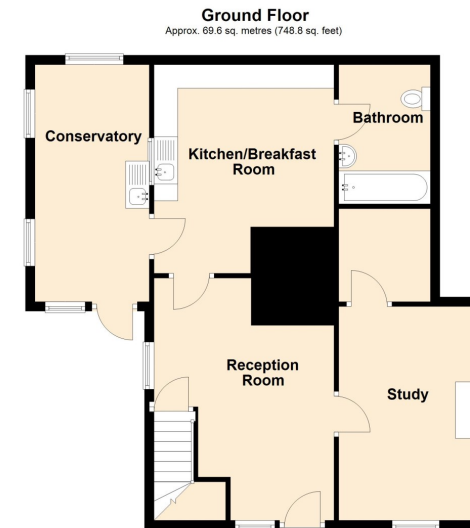
There is a gravelled parking area to the front of the property along with lawned and shrubbed gardens and nearby traditional buildings.

The grassland extends to approximately 14.46 acres (5.85 ha) and consists of suitable sized paddocks with good boundary fencing throughout.

The woodland extends to approximately 4.82 acres (1.95ha) and consists of mature deciduous species throughout.

**Floor Plan**

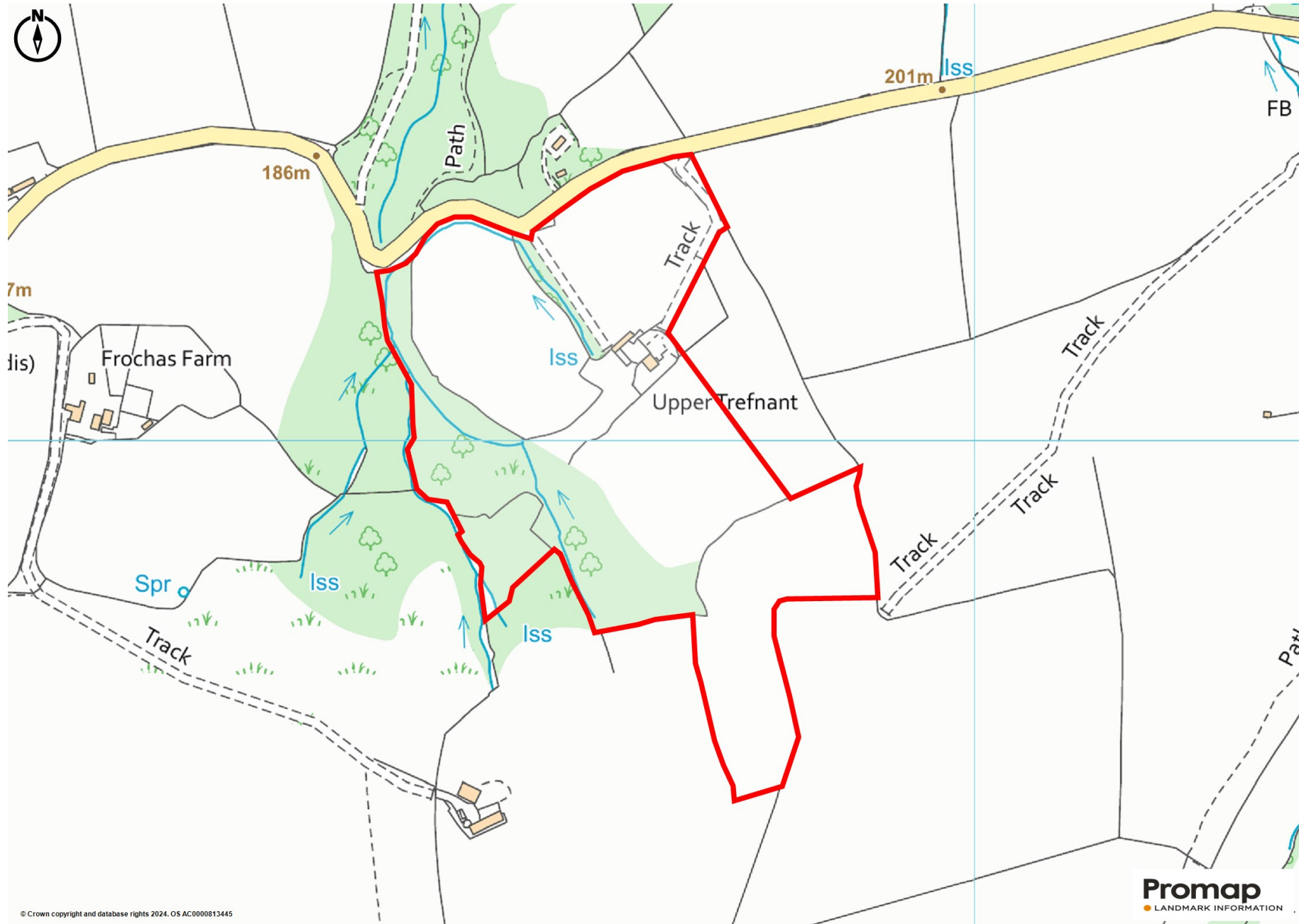
*(For illustration purposes only—not to scale)*



**Total area: approx. 120.2 sq. metres (1293.3 sq. feet)**

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.





## SERVICES

Mains Electricity

Private Water

Septic Tank Drainage

Electric storage heaters

## METHOD OF SALE

For sale by private treaty.

## TENURE

The property is freehold and will be sold with vacant possession.

## LOCAL AUTHORITY

Shropshire County Council

## WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

## PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



## What3words:

///lakeside.pothole.internet

## Viewing arrangements

Viewings to be carried out strictly by appointment only with the Selling Agent.

## For further details contact:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.