



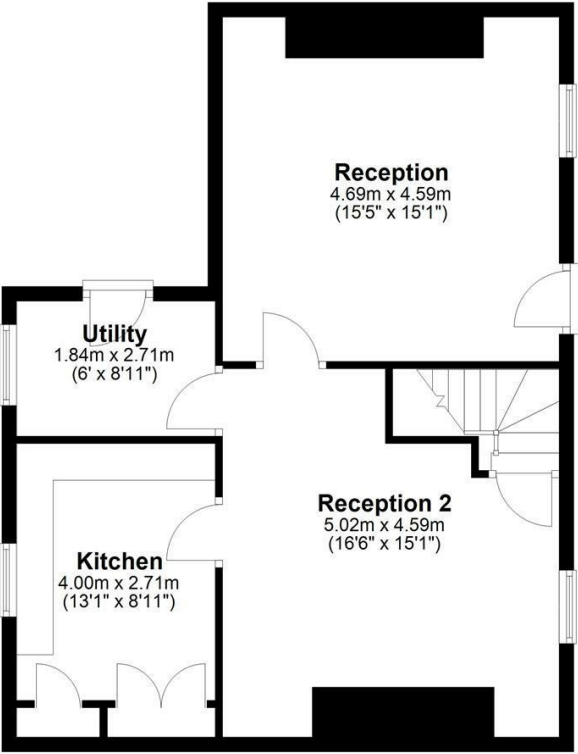


Lower Hurdley Farm Hyssington, Churchstoke, Powys, SY15 6DY Price Guide £1,215,000

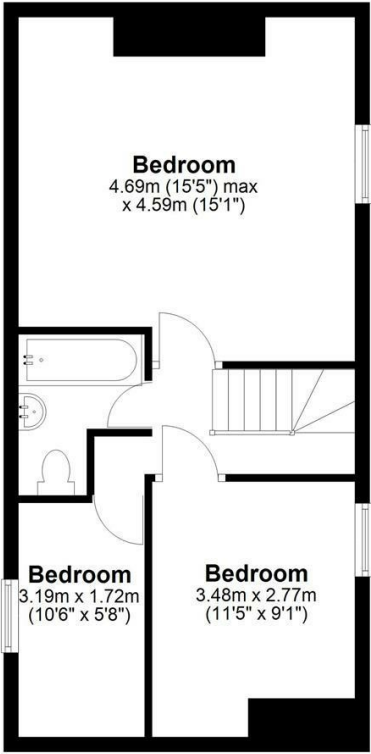
Lower Hurdley Farm comprises a lovely traditional stone cottage bursting with character features, traditional stone and slate building, range of modern agricultural buildings and approximately 87.81 acres (35.54 ha) of agricultural land. The property is located near to the village of Churchstoke with primary school, garage, supermarket and public house. For a wider range of amenities the property is in close reach to the market towns of Welshpool, Shrewsbury and Bishops Castle. The property is available to purchase as a whole or in 4 separate lots.



Ground Floor



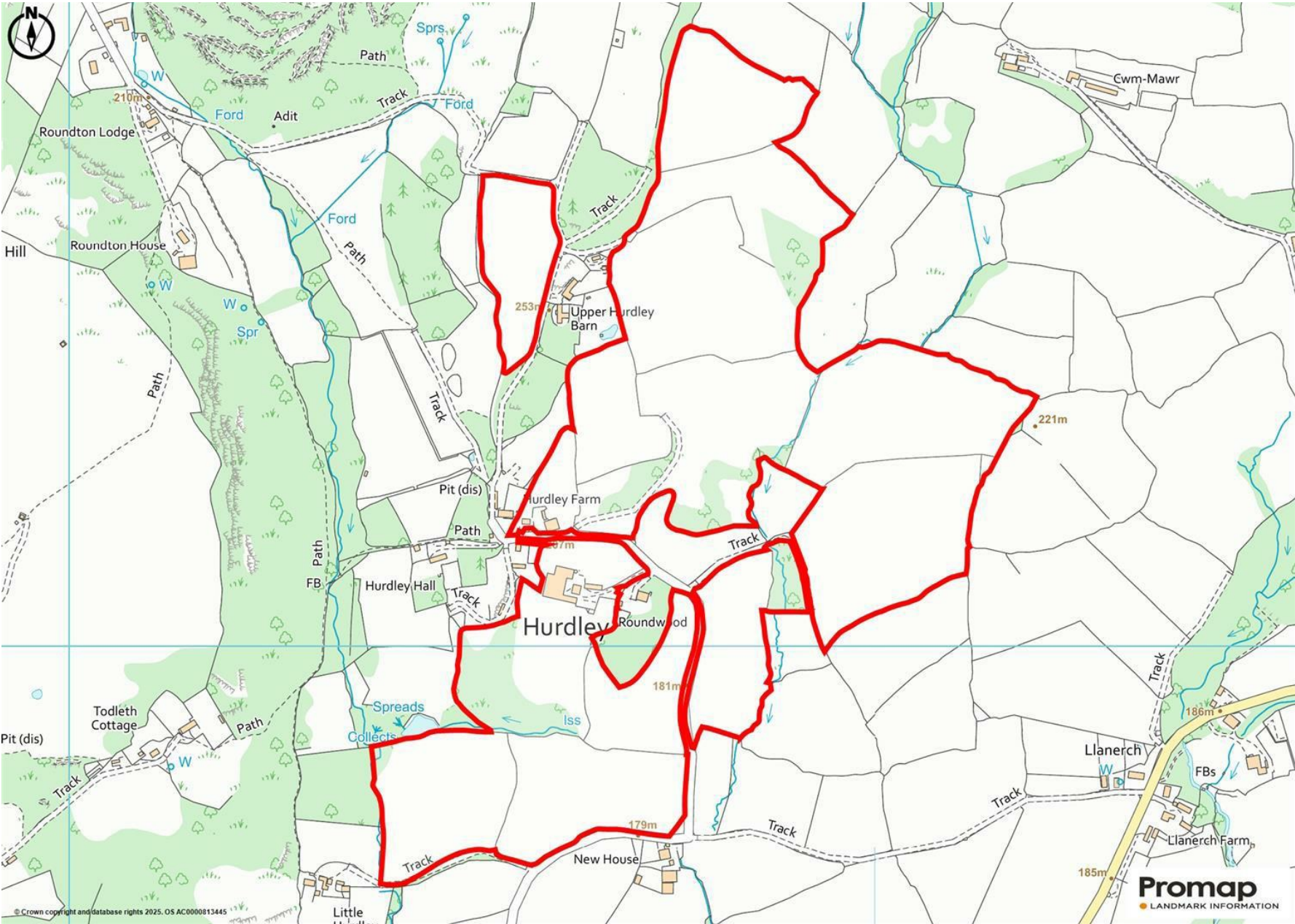
First Floor



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.



Property Map
(not to scale - for identification purposes only)



DESCRIPTION

Lower Hurdley Farm comprises a lovely traditional stone cottage bursting with character features, traditional stone and slate building, range of modern agricultural buildings and approximately 87.81 acres (35.54 ha) of agricultural land. The property is located near to the village of Churchstoke with primary school, garage, supermarket and public house. For a wider range of amenities the property is in close reach to the towns of Welshpool, Shrewsbury and Bishops Castle.

The grade II listed farmhouse is constructed of stone walls under a slate roof with a single storey extension to the rear and provides a great opportunity for the purchaser to put their own stamp on this charming rural cottage.

ENTRANCE

Entrance through the side door which leads in to:

UTILITY

6'0" x 8'10" (1.84m x 2.71m)

RECEPTION 2

16'5" x 15'0" (5.02m x 4.59m)

Single glazed paneled window unit with views over the front garden and surrounding countryside. Character features including wooden beams stone fireplace surround, oil fired rayburn. Two internal doors. Stairs to first floor. Door to:

KITCHEN

13'1" x 8'10" (4.00m x 2.71m)

Double glazed window unit to rear with views over surrounding countryside and rear garden. Kitchen units to two walls with stainless steel sink and two draining boards. Built in cupboards/pantry. Door to:

RECEPTION

15'4" x 15'0" (4.69m x 4.59m)

Single glazed paneled window units to front and rear. Character features include beams, flag stone floor and stone inglenook fireplace with wood burner. Wooden external door.

LANDING**BEDROOM 1**

15'4" x 15'0" (4.69 x 4.59)

Single glazed window unit to front elevation with views over surrounding countryside. Radiator. Former fireplace.

BEDROOM 2

10'5" x 5'7" (3.19m x 1.72m)

Double glazed window unit with views over rear of property. Radiator.

BEDROOM 3

11'5" x 9'1" (3.48m x 2.77m)

Paneled window unit with views over front of property. Radiator.

BATHROOM

Bath, pedestal sink and W/C. Tiled surround. Window unit.

OUTSIDE

There are lawned gardens to the front and rear with a stone/hardcore driveway with space for multiple vehicles. There is a brick outhouse with W/C, and two timber framed workshops.

TRADITIONAL BUILDING

The traditional building is constructed of stone with a slate roof with a number of window opening and traditional stable doors with two brick single storey extensions. The building is currently used as a useful storage building and has lovely character features throughout to include the original hayloft. The building has a lot of potential for alternative uses subject to the relevant surveys and consents.

AGRICULTURAL BUILDINGS**CUBICLE SHED WITH LEAN-TO**

Constructed of concrete block/timber boarding walls under an asbestos sheeting pitched roof. Cubicles and concrete floor. Water and electricity connection.

STORAGE BUILDING

The storage is constructed of a steel portal frame with concrete panel walls under a pitched corrugated asbestos sheeting roof.

LIVESTOCK BUILDING

Steel portal framed building - 5 bay. Constructed of Concrete panel/timber boarding walls under a corrugated asbestos sheeting roof with concrete floor.

FODDER/MACHINERY STORAGE BUILDING

Steel portal framed building with corrugated metal sheeting walls to part and corrugated metal sheeting roof.

DUTCH BARN

Timber framed structure with corrugated metal sheeting walls to 3 elevations and corrugated metal sheeting roof above.

FEED SILO**FORMER FYM STORE**

Concrete floor with wooden sleeper walls

LAND

The land extends to 87.81 acres (35.54 ha) of agricultural grassland ranging from flat pasture land to more undulating to the north. The land benefits from a natural water supply in the form of streams and gravity fed tanks from a well and mains water supply connection to some tanks. The land is suitable for both grazing and mowing. The land can be accessed via a number of access points from the council maintained highway.

LOTTING

Also available in the following lots:

LOT 1 - Farmhouse, outbuildings, traditional building and approximately 1.60 acres of agricultural land - Guide Price: £420,000

LOT 2 - Modern set of agricultural buildings and approximately 75.69 acres - Guide Price - £695,000

LOT 3 - 4.12 acres, or thereabouts of land formerly part of Lower Hurdley Farm - Guide Price - £40,000

LOT 4 - 6.40 acres, or thereabouts of land formerly part of Lower Hurdley Farm - Guide Price - £60,000

GENERAL NOTES

TENURE: Freehold with vacant possession on completion

SERVICES: Mains electricity, mains and private well water connection, oil central heating and private drainage.

BROADBAND: Standard (7 Mbps download speed) and Ultrafast (1800 Mbps)

FLOOD RISK: Low flood risk

COUNCIL TAX BANDING: E

GRADE II LISTING : Listed on 1st October 1996. Externally - Asymmetrical double fronted, C18 farmhouse of 2 storeys, with single storey lean-to at rear. Random rubble with slate roof. Gable stacks in stone. Front faces S and has 2x2-light casement windows to wall plate, and 2x2-light casements with small panes in lower storey. Ledged and battened door to right of centre. W wall built against an earthen bank with a former pantry vent, now glazed but retaining iron bars, to the right. Added lean-to at rear. Internally - Two-unit plan: parlour to the right, with kitchen to left. The kitchen contains a fireplace enclosed in random rubble jambs, with a former pantry to the left, and a quarter turn timber stair with a handrail at the top. Reasons for listing - Listed as a well preserved C18 upland farmhouse which forms a group with Hurdley Farm and Hurdley Hall.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES

Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



General Services:

Mains Electricity, Private and Mains Water connection, oil central heating and private drainage

Local Authority: Powys

Council Tax Band: E

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///sweetened.making.welcome

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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 a 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.