

FOR SALE

Hall Farm Farmhouse Picklescott, Church Stretton, Shropshire, SY6 6NR



Total area: approx. 223.4 sq. metres (2404.4 sq. feet)

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

FOR SALE

Guide Price £675,000

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A delightfully situated Grade II Listed rural property located in a sought-after south Shropshire village, together with approximately 5.70 acres of grassland.



01743 450 700

Rural Professional Department  
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Halls are delighted with instructions to offer Hall Farm farmhouse for sale by private treaty.

- A five bedroomed farmhouse with interesting traditional features throughout
- Popular village location
- Large garden
- Mains services
- Comfortable and spacious accommodation
- For sale by private treaty

**Situation**

Hall Farm is located on the edge of the village of Picklescott, approximately 3½ miles from Dorrington, 4½ miles from Church Stretton, and 8 miles from Shrewsbury and the A5, which connects to the M54, providing links onwards to the M5 and M6.

**Description**

The sale of Hall Farm farmhouse offers purchasers the opportunity to acquire a perfectly situated and well-presented property, located in a very popular rural village, together with approximately 5.70 acres grassland.

**Hall Farm Farmhouse**

The farmhouse, which is Grade II listed and believed to date back to the late 16th Century, occupies an enviable village-edge position, yet purchasers are afforded peace and privacy. It benefits from off-road parking and a well-established garden and is set in approximately 0.56 acres.

It is a detached two storey timber-framed property of rendered stone construction, under a tiled roof. Internally it provides spacious living and sleeping accommodation along with numerous traditional features including exposed timbers and framework and a bread oven.

The front door leads from the rear yard area into;

**Garden Room**

with sliding patio doors leading to the spacious, well-kept garden

**Utility**

with shelving, units on two levels, a stainless steel sink

**Cloakroom**

with WC

**Kitchen/Breakfast Room**

with a tiled floor, units on two levels, stainless steel sink, inglenook fireplace and original bread oven

**Inner Hallway**

**Lounge**

with a large bricked inglenook fireplace and Clearview log burner

**Dining Room**

with window overlooking the garden

**Top Pantry**

with a brick floor and potential to be incorporated into the house as additional living accommodation.

The main staircase leads from the inner hallway to the first floor landing, with doors to three bedrooms, a shower room and a dressing room.

The second staircase leads from the kitchen to a second landing area with doors to a further two bedrooms and a bathroom.

**Outside**

Outside, the property benefits from a large and well-established garden. The front lawn slopes towards a stream and has a wicket gate leading to a small patch of grassland.

To the rear of the property there is a half brick, half timber-clad range, with timber personnel doors, double doors to the garage and an open-fronted cart shed.

**Land**

Approximately 5.70 acres of permanent grassland located adjacent to the house and garden, provides excellent grazing and amenity area and benefits from roadside access.

**Services**

The farmhouse benefits from mains water, mains electricity and mains drainage.

**Basic Payment Scheme**

Future de-linked payments will be retained by the Vendors.

**Environmental Stewardship**

The land is not currently subject to any Environmental Stewardship schemes.

**Sporting Rights**

As far as we are aware, the sporting rights are in hand.

**Council Tax**

The farmhouse is currently in Council tax band 'E'.

**Nitrate Vulnerable Zones (NVZ)**

The property is not situated within a Nitrate Vulnerable Zone.

**Rights of Way, Easements and Wayleaves**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

**Boundaries, Fences and Roads**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**Local Authority**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

**Planning**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

**Viewing**

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

**Method of Sale**

The property is for sale by private treaty.

**Solicitor**

Mr Matthew Bowering, Lanyon Bowdler Solicitors, Chapter House North, Abbey Lawn, Abbey Foregate, Shrewsbury, SY2 5DE

**Sole Agents**

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