



UPPER WIGMORE FARM

STATION ROAD | HALFWAY HOUSE | SHREWSBURY | SHROPSHIRE | SY5 9DB





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Halfway House 0.5 miles | Westbury 1.5 miles | Shrewsbury 9 ½ miles | Welshpool 9 ½ miles
(all mileages are approximate)

A DELIGHTFULLY SITUATED AND BEAUTIFULLY PRESENTED RURAL PROPERTY

Private setting with extensive views
A four bedroomed farmhouse with traditional features
Splendid range of useful modern and traditional outbuildings and farm buildings
9.42 acres of permanent grassland and orchard
Additional 26.25 acres of arable land available as lot 2

For sale as a whole or in lots, by Private Treaty



Head Office

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Viewing is strictly by appointment with the selling agents

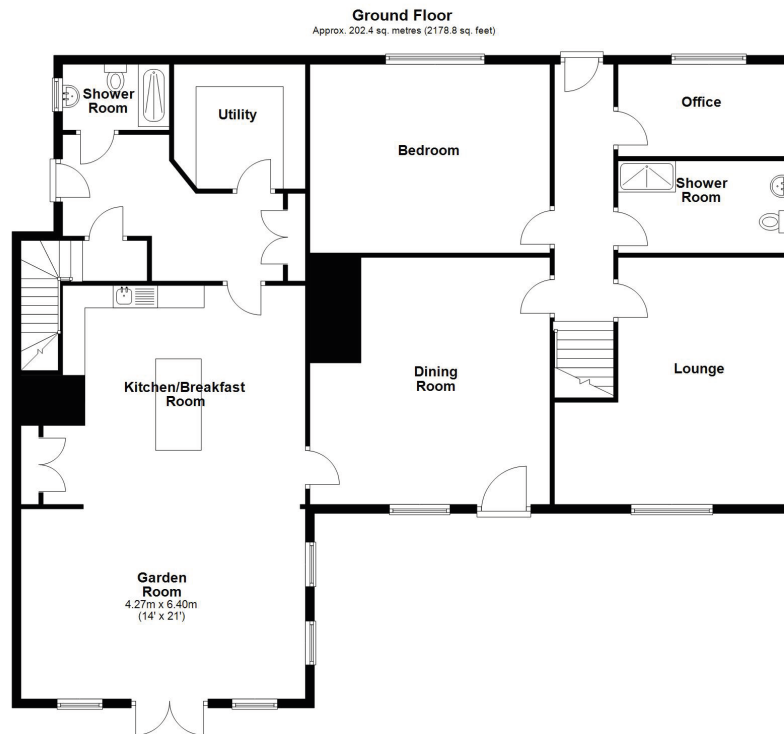
SITUATION

Upper Wigmore is located at the end of a private driveway which leads from the B4387 Station Road, which leads from Halfway House to Westbury, and a short distance from the A458 Shrewsbury to Welshpool road. The farm is equidistant between the county town of Shrewsbury and the Welsh border town of Welshpool, both of which have a full range of amenities and services.

The A5, which provides a link to the M54 and onwards to the M5 and M6, is only 7 miles to the east.

DESCRIPTION

The sale of Upper Wigmore Farm offers purchasers a rare opportunity to acquire a perfectly presented rural property with an abundance of sought-after attributes including a four bedroomed farmhouse; extended and renovated to a high specification, a useful range of well-maintained modern and traditional former farm buildings and approximately 9.42 acres of grassland and orchard. A further 26.25 acres of arable land is available as lot 2, which will be of particular interest to those requiring more land.



LOT 1- UPPER WIGMORE FARM

FARMHOUSE

The farmhouse lies at the centre of the farm and is a detached cottage of brick construction under a slated roof. It is approached over a private driveway which also leads to the farm buildings, central yard area and the land.

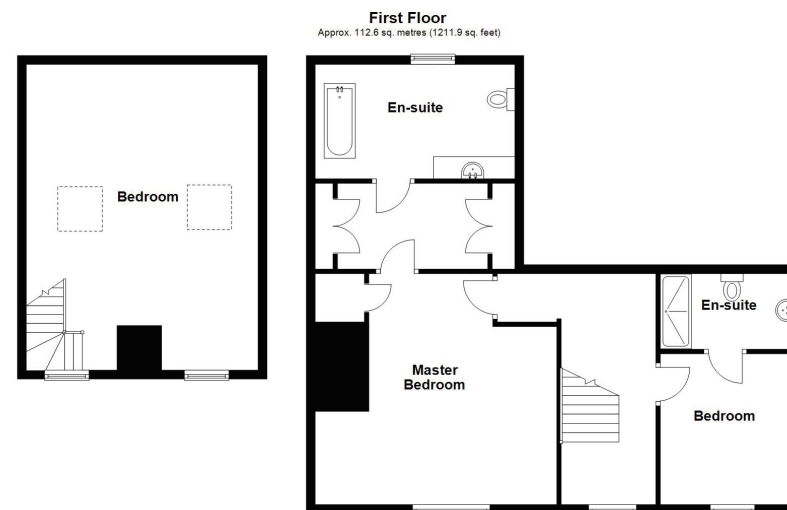
Upper Wigmore Farm has been in the same family for several decades. The original house underwent a full scheme of renovation in 2018, at which point extensions were also added, however it retains its original features and charm to present the beautiful family home we see today.

Internally the farmhouse accommodation comprises of;

Front door leading into;

DINING ROOM with a large inglenook fireplace with a tiled hearth and stone surround, exposed oak beams and framework and doors to the kitchen and hallway.

HALLWAY with a door leading to the rear garden.



LOUNGE with exposed oak beams and framework.

SHOWER ROOM with a walk-in shower, WC and basin.

GROUND FLOOR BEDROOM, a double room with one window.

OFFICE with fitted shelving.

KITCHEN / BREAKFAST AND GARDEN ROOM - open plan with a bespoke fitted Kenton Jones kitchen with granite worktops, central island, integrated appliances, a two door electric Aga with further two door Aga electric cooker, double doors leading to the patio area and garden, and doors to the dining room and inner hallway.

INNER HALLWAY with a door to the rear yard.

Double door **CLOAKROOM STORAGE**

UTILITY with units on two levels and a single stainless steel sink.



SHOWER ROOM with a walk-in shower, WC and basin in a vanity unit.

The main staircase leads from the hallway to the first-floor galleried **LANDING** and doors to;

BEDROOM 2, a double room with one window and an En-suite shower room with walk-in shower, WC and basin.

MASTER BEDROOM, a double room with a door leading to the dressing room with two double fitted wardrobes and onwards to an En-suite bathroom with a bath, basin in vanity unit, WC and heated towel rail.

A further staircase leads from the inner hallway to;

BEDROOM 4, a characterful double room in the eaves with two roof lights and two windows, exposed framework and beams.

OUTSIDE

The property benefits from a large and well-maintained garden with shrub and flower borders and orchard to both the front and rear, together with a large patio seating area to the front.

There is ample parking on a tarmac surfaced driveway to the side of the house, with further parking in the yard to the rear.

OUTBUILDINGS AND FARM BUILDINGS

The farmhouse has a useful range of domestic outbuildings including;

- Single garage of brick construction.
- Boiler and store room housing the oil-fired Worcester boiler and underfloor heating apparatus, of brick under slate construction.
- Three bay open fronted car port.

Few properties would have a similarly immaculate, well-maintained and useful range of buildings, which have potential for any number of uses. They include;

- Former cattle shed of steel frame, block, brick and Yorkshire board construction, with a concrete floor and former feed passage and barrier, with potential for agricultural or equestrian/American Barn re-use
- Open sided dutch barn with lean-to shed.

- Part-lofted brick under slate traditional range with a concrete floor, divided internally and currently used as a workshop and for storage, with a side lean-to.

THE BAR

A further exciting feature of the farm, is a detached, part-lofted red brick under part slate/part tiled roof building which lies adjacent to the house and garden and which has been lovingly converted to create a large area for entertaining. The building has a multitude of potential uses and benefits from superb views across the garden, owing to its fully glazed frontage.



LAND

The land is conveniently divided between two parcels and comprises of a larger 8.70 acre (3.52 ha) parcel and a smaller 0.72 acre (0.29 ha) parcel, both comprising of permanent grassland that is currently used for grazing. The smaller parcel also hosts a number of orchard fruit trees.

LOT 2- Approximately 26.25 acres of Arable Land

A further 26.52 acres of arable land, which is divided into two parcels and lies adjacent to the farm, is available by separate negotiation and provides an excellent opportunity to those wishing for additional land.

COUNCIL TAX

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

EPC RATING

The farmhouse has an EPC rating of E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

SERVICES

The farmhouse benefits from mains water and electricity, private foul and surface water drainage via two septic tanks, oil fired central heating and zoned electric underfloor heating to some rooms on both the ground and first floors.

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.

TENURE

The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY, EASEMENTS AND CONVENANTS

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, ROADS AND FENCES

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

FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury.

SOLE AGENTS

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