

SCHOOL FARM

Lower Heath | Whitchurch | Shropshire

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School Farm

Lower Heath | Whitchurch | SY13 2BQ

Whitchurch 6 miles | Market Drayton 8 miles
Shrewsbury train station 15 miles | M6 20 miles | M54 24 miles
Oswestry 24 miles | Chester 27 miles

DELIGHTFUL SIX-BEDROOM PERIOD COTTAGE WITH
ORIGINAL FEATURES, MODERN FARM BUILDINGS
ALL SET IN 4.96 ACRES

Charming cottage with original features throughout
Stunning, modern kitchen/diner with period characteristics
Fabulous sitting room with Inglenook fireplace and orangery
Useful range of versatile modern buildings
Lots of potential for a wide variety of uses including equestrian
Lovely, quiet rural area with good commuter links
Viewing highly recommended

Total Area 4.96 Acres (2.01 Ha)

What3words: ///endearing.viewing.robots

Ref 13406 05 12 24





The Location

School Farm is nestled in the beautiful and popular North Shropshire countryside with the busy market towns of Whitchurch and Market Drayton close by, both of which have traditional street markets and offer a range of amenities and facilities including artisan shops.

The area is extremely well-served educationally with a variety of state and private primary and secondary schools along with Harper Adams University at Newport. The road and rail links in the area provide an excellent opportunity for the buyer to combine an idyllic rural lifestyle with travelling for work. There is a network of quiet country lanes surrounding the property, ideal for exercising horses or just enjoying the unspoilt countryside.

There is no doubt that whilst this lovely property will appeal to equestrians, it will also appeal to those wanting to run a business from home.

The House

Built approximately 300 years ago this charming period cottage, with fabulous original features, was extended in 2004 to provide modern living space and is finished to a very high standard. The impressive kitchen/diner, with separate pantry off, is complete with oak units, granite worksurface and brick Inglenook fireplace with room for a Rangemaster cooker. The stunning sitting room, with brick Inglenook with log-burning stove, exposed beams and orangery with bifold doors to the garden, is a wonderful family room. The ground floor also includes a further sitting room, with patio doors to the garden, a boot room, ground floor bedroom and bathroom. This area would be perfect for a dependant family member or staff.

To the first floor are five bedrooms, the principal with ensuite bathroom with separate shower, and a family bathroom with separate shower.



The Outbuildings

The useful range of versatile outbuildings would lend themselves to a wide variety of purposes, not least of all equestrian. Set in a total of 4.96 Acres (2.01 Ha) it provides ample space for paddocks, manège, additional stabling (subject to any necessary planning consent) and parking for a lorry.

There is a 80ft x 30ft open-fronted, portal-framed cattle shed with close boarded sides, a concrete floor and electric and water connected. The 40ft x 40ft fully clad agricultural building, with electric connected, is currently used as a workshop and for storage but it could be converted into American barn-style stabling subject to any necessary planning consents. This building also has an adaptable mezzanine area covering approximately one third of the total area.

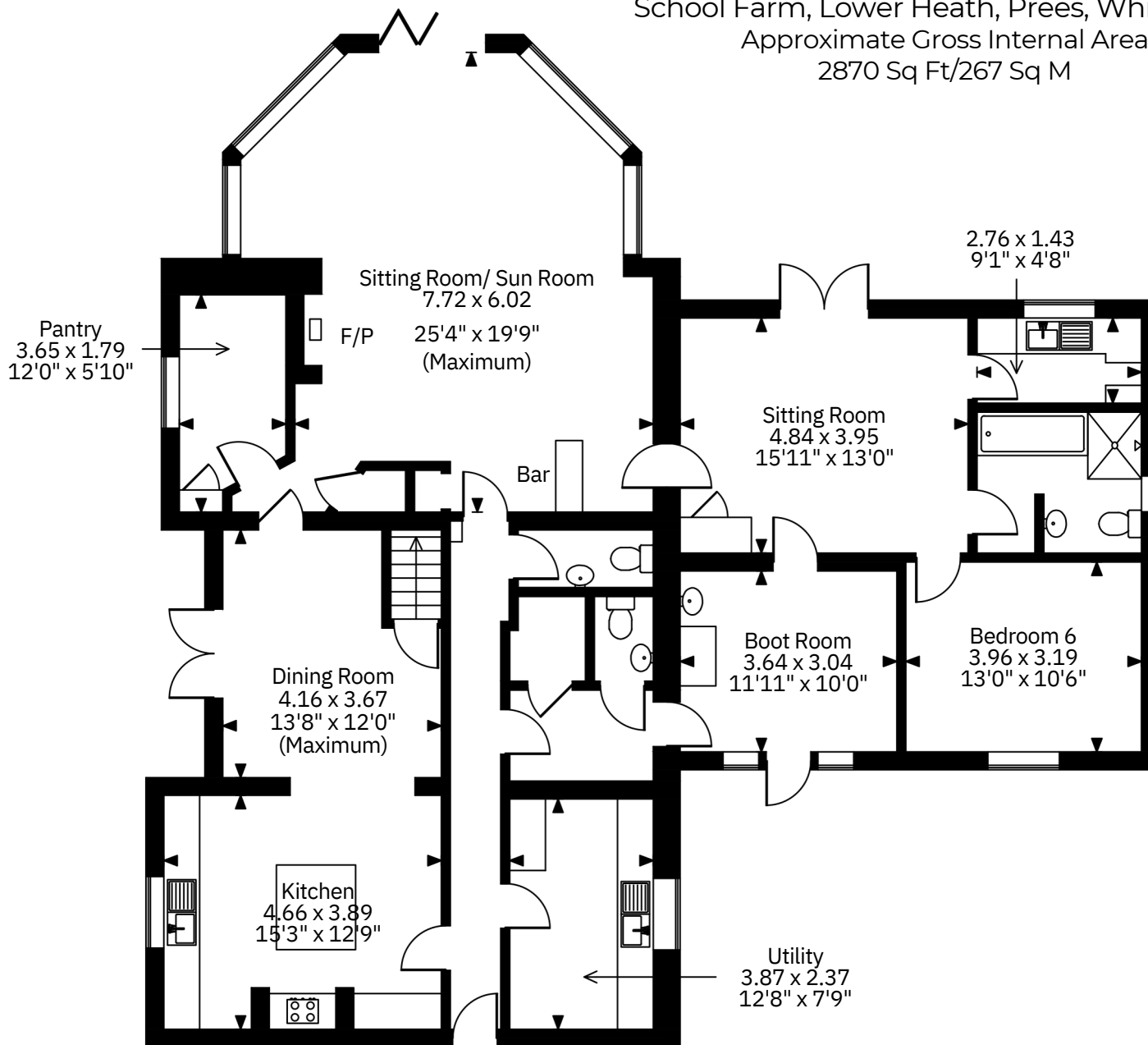
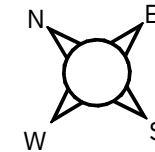
Furthermore there is a concrete block shippon providing general storage and a large hardcore yard area complete with wash-down area.

The Land

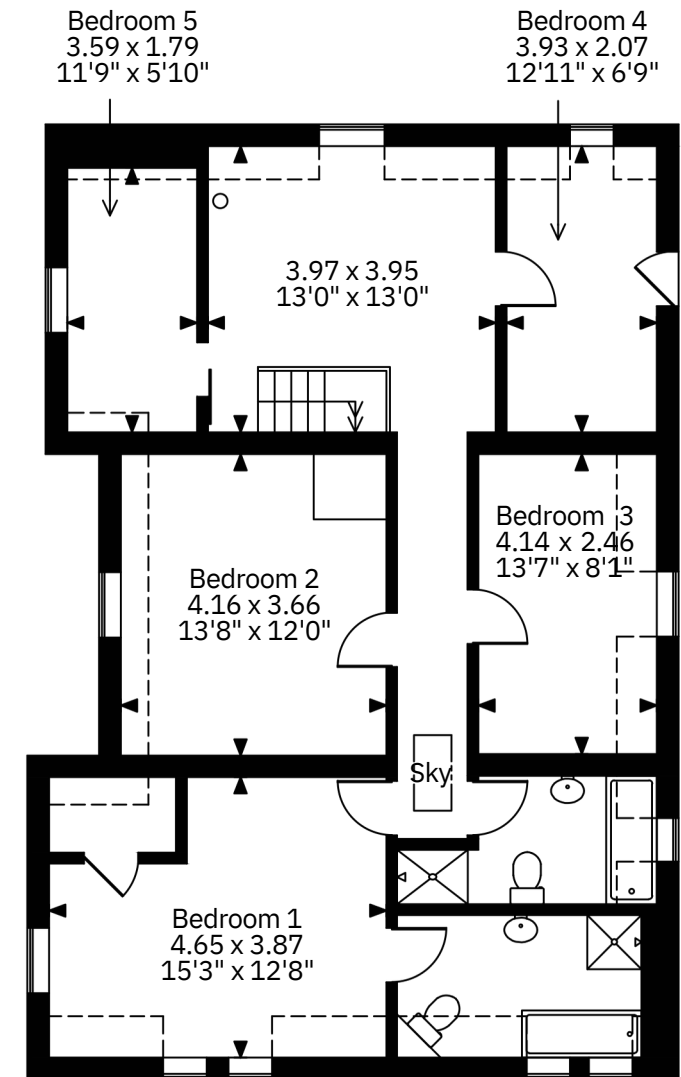
The land, which extends to approximately 4.96 Acres (2.01 Ha), lies to the front and one side of the house and is all in grass with a mixture of post and rail, post and wire and mature hedgerow boundaries.



School Farm, Lower Heath, Prees, Whitchurch
Approximate Gross Internal Area
2870 Sq Ft/267 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height

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rural surveyors & property agents

Smithfield House

Smithfield Road

Market Drayton

Shropshire

TF9 1EW

01630 692500

info@barbers-rural.co.uk

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