

# BANK FARM

Muckleton | Telford | Shropshire

**barbers****RURAL**  
rural surveyors & property agents









# Bank Farm

Muckleton | Telford | Shropshire | TF6 6RQ

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Shawbury 2.5 miles | Market Drayton 12 miles

Shrewsbury 11 miles | Telford 12 miles

M54 (J6) 10 miles | Stafford station 25 miles

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A CHARMING PERIOD FARMHOUSE WITH USEFUL  
OUTBUILDINGS AND LAND LOCATED IN AN IDYLIC, RURAL  
SETTING DEEP IN THE NORTH SHROPSHIRE COUNTRYSIDE

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Farmhouse-style kitchen, utility room, three reception rooms

Four large bedrooms, two bathrooms

Large, useful yard area

Agricultural buildings ideal for agricultural or equestrian use

Site as a whole extends to 45.65 Acres (18.47 Ha)

Peaceful rural location within close proximity of county town

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### Location

The charming hamlet of Muckleton is situated equidistant from the county town of Shrewsbury and the newer industrial centre of Telford. The historic town of Shrewsbury boasts a thriving indoor market, a bustling high street with a huge variety of independent stores and eateries alongside a number of supermarkets, a hospital, leisure facilities and a train station. Telford and the adjacent town of Wellington offer an extensive range of leisure and social facilities.

Nearby Shawbury provides a smaller but equally useful range of amenities including a supermarket, bakery, pubs, butcher and a petrol station, as well as a primary school.

This area of Shropshire is exceptionally well-served with both private and state primary and secondary schools, and the well-renowned Wrekin College public school and Harper Adams University are only a short distance away. International airports can be found within approximately a 1.5-hour drive and there are mainline train stations at Stafford and Crewe, with links to Birmingham from Telford Station.

In spite of its proximity to major towns and centres of industry, Bank Farm offers an idyllic, peaceful lifestyle in the heart of the North Shropshire countryside.

### The House

Nestled in a secluded rural position at the end of a quiet country lane with views over glorious farmland, this beautifully extended period farmhouse offers the perfect blend of character and modern living. With the extension completed in 1994, the property has been thoughtfully updated to provide spacious and flexible accommodation while retaining its charming original features.

On the ground floor there are two spacious reception rooms, currently used as a dining room and sitting room, offering plenty of space for entertaining or relaxing. Additionally, there is a charming snug or office, perfect for home working. The well-equipped farmhouse-style kitchen is complemented by the adjacent utility room. The first floor boasts four generously sized bedrooms, along with two bathrooms, all accessed from a fabulous galleried landing.

### The Gardens

The property is surrounded by mature, well-planted gardens creating a peaceful and private retreat. A spacious, sun-drenched patio is perfect for relaxing or entertaining, while the vegetable patch, greenhouse, and summer house add extra charm. The gravelled driveway, with its striking magnolia tree, enhances the property's stunning first impression.











### The Buildings

The buildings are located to the west of the house, beyond the adjacent barn conversion (which is in separate ownership), and have the benefit of a separate drive meaning that the activities within the farmyard have little impact on the farmhouse itself.

- Dutch Barn (currently a grain store) with attached portal framed lean-to (51ft max x 44ft) with concrete floor; power and light connected.
- Open-fronted portal framed building (90ft x 40ft). Six-bay with concrete floor; power, light and water connected.
- Livestock shelter. Two tin livestock shelters are located in the field closest to the farmyard and provide ideal shelter for stock whilst turned out.

Historically used for agricultural purposes, the buildings would also be well-suited for equestrian use. The network of quiet country lanes and bridle paths offers ideal routes for horse exercise, as well as fabulous cycling and off-road walking opportunities.

### The Land

The land surrounds the farmstead and lies in one ring-fenced block. While the land has previously been in arable rotation, it is currently all in grass, with some permanent pasture and some temporary ley. It is classified as Grade 2 and 3 on the Soil Survey of England and Wales. The farm as a whole totals 45.65 Acres (18.47 Ha).



### Services

Mains water, oil-fired central heating, private drainage. We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Council Tax Band

Band F

### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Rights of Way

The owner of the adjacent barn conversion (Shelly's Barn) has an unrestricted right of way over the farm drive to access the property.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

### Location

What3words ///reseller.proof.barefoot

Postcode TF6 6RQ

### Misrepresentations

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