



Nook Farm
Weston-under-Redcastle, Shrewsbury

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Nook Farm

Weston-under-Redcastle, Shrewsbury
Shropshire, SY4 5LP

Wem 4.5 miles, Whitchurch 7 miles, Market Drayton 10 miles
Shrewsbury 14 miles, Crewe Station 23 miles, M54 (J6) 18 miles

An attractively extended Victorian cottage
with versatile outbuildings, mature gardens,
orchard and paddock in an idyllic setting

1.9 Acres (0.77 Ha) in total

Sympathetically extended Victorian cottage

Large family, open-plan kitchen/diner

Sitting room with doors to garden; dining room/study

Substantial master bedroom with en-suite

Three further double bedrooms, family bathroom

Lawned gardens and orchard

Fenced, flat paddock to the rear - 1.9 Acres in total

Traditional, versatile brick outbuildings

Substantial timber workshop with power connected

Stunning, far-reaching views over Hawkstone Hills



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Weston-under-Redcastle is a charming small village situated under the south west edge of Hawkstone Ridge in the heart of North Shropshire. Hawkstone Park Follies is a popular visitor attraction with glorious walks, tunnels, caves and monuments to explore and is adjacent to Hawkstone Park Golf Club & Hotel.

The market towns of Wem and Market Drayton offer a variety of amenities **including supermarkets, doctors' surgeries and boutique shops** and the area is extremely well serviced with both state and private primary and secondary schools. Nearby Whitchurch is a thriving market town and has been quoted by **The Times** as **'unsullied, with a big heart'** and **one of the best places to live post Covid-19 pandemic**.

The medieval county town of Shrewsbury, just fourteen miles south, is the jewel in **Shropshire's crown being the birthplace of Charles Darwin, the renowned geologist and biologist**. With over 660 listed buildings, some of which date back to the 15th and 16th Centuries, Shrewsbury is home to a wide range of facilities.

With railway stations at Wem, Whitchurch, Crewe and Shrewsbury, excellent **road links and a number of airports within 1.5 hours' drive**, **this wonderful property** is perfect for those wanting to combine an idyllic country existence with having to commute or travel for work.



Nook Farm, which was originally a small two-bedroom Victorian cottage, has been skillfully extended in two separate tranches (the most recent being only three years ago) to provide the current spacious accommodation ideal for family living. The oldest part of the cottage is home to a host of original and attractive features including exposed, painted floorboards and period fireplaces but this melds seamlessly with the more modern parts of the house creating a light and airy living space.

A side access door leads via a small entrance hall past the utility room and downstairs WC into the open plan kitchen and family room. This lovely room is a key feature of the property providing sufficient space for family life and entertaining whilst still maintaining a cosy and welcoming feel. The kitchen area is well equipped with a range of cream gloss Benchmark fitted units with integrated appliances including oven, hob and NEFF full-height fridge and dishwasher. Space is allowed for the more mundane appliances in the adjacent utility room.

The kitchen area is cleverly separated from the dining and seating area by a moveable wooden island unit which incorporates further storage space. The room is flooded with light from two large windows and double doors which open to the rear garden and allow views over the land to the rear.





The well-proportioned sitting room centres around a Clearview log-burning stove which provides an attractive focal point in the room, whilst double doors to the side garden and gravelled seating area allow easy access to the room through the summer months. To the front of the house, and formed in the older part of the property, is a further reception room which although currently used as a study could equally be **used as a dining room or childrens' play room if required.**

Four spacious double bedrooms are found to the first floor, the master bedroom is particularly generous and is complimented by a large en-suite shower room. Both the master bedroom and adjacent bedroom enjoy spectacular views over the countryside to the rear to the monument of Sir Rowland Hill which sits aloft the nearby Hawkstone Hills and is a well known local landmark.

A sizeable gravel parking area is found to the front of the house where planning permission has been granted for development of a three bay garage (9.1m x 5.5m) with external staircase to a games room over. Planning permission could of course be sought to alter this proposed building to provide additional ancillary living space or for the creation of a holiday-let or similar. A further brick building sits to one side of the house and would offer the ideal space for creation of a small studio or home office, subject to the necessary planning consent.



To the rear of the house sits a timber workshop (12m x 6m), with power connected, which is split into an enclosed workshop area and an open fronted store with small enclosed store to the rear housing the wood pellet boiler. This building could easily be adapted to provide shelter for any form of stock, not least equestrian, and its position on the edge of the paddock would allow it to be incorporated within the field. A second drive allows machinery and larger vehicles access to the land without the need to pass immediately adjacent to the house.

The property sits central to the plot and the gardens are well-screened from nearby properties by mature trees. Lawned gardens are found to the front and rear of the house and are interspersed by trees and encircled by well planted borders. **The gardens are a smallholders' delight with well stocked vegetable patch, soft fruit area and an orchard with a plethora of fruit trees including several varieties of apple, plums and pear along with a secure chicken run incorporating a brick formed former pig-sty currently used as a hen house.**

Nook Farm really is the perfect 'post-pandemic' property for those looking to increase self-sufficiency whilst maintaining easy access to a wide range of amenities. Quiet country lanes make this property ideal for those with equestrian interests.

Method of Sale

For sale by Private Treaty.

Tenure

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

Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains water and electric are available. Drainage is to a private septic tank. Central heating is fueled by a wood pellet boiler.

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 or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve 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.

Viewing

Viewing is strictly by appointment with Barbers Rural and is subject to strict guidelines in light of the current restrictions imposed by the Government. A copy of the guidelines is available from Barbers Rural. It is the responsibility of any viewers to ensure that they wear suitable, sensible clothing and sturdy footwear and that they provide their own Personal Protective Equipment. A virtual viewing is available for this property on request.

Directions

From Whitchurch follow the A49 towards Shrewsbury. After seven miles the road passes through Prees Green, a short distance later (just past Maynards Farm Shop) turn left on to Nook Lane. The property is found a short distance later on the right hand side identified by Barbers Rural For Sale board.

Easements and Rights of Way

The resident of Nook Farm is required to contribute £100.00 per annum towards the maintenance of Nook Lane.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Local Authority

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

MISREPRESENTATIONS

Barbers Rural for themselves and for the vendors of this property have endeavoured to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

Barbers Rural give notice that:

- The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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10826 17.05.2020



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