



THE OLD MILL

UPPER FENEMERE | SHREWSBURY | SY4 3RY





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Baschurch 2 miles | Wem 6 miles | Ellesmere 9 miles | Shrewsbury 10 miles
(all mileages are approximate)

A CONTEMPORARY FOUR-BEDROOM DETACHED BARN CONVERSION
WITH AROUND 2.80 ACRES OF LAND

Around 2,300 sq ft
Attractive and Easily Maintained Gardens
Land ext to approx. 2.80 acres
Delightful Rural Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Old Mill is an impressive and well-presented five-bedroom barn conversion, offering substantial and versatile accommodation extending to approximately 2,293 sq ft. The property combines attractive period character with modern comforts, featuring exposed timbers, oak joinery and generously proportioned rooms throughout.

The property occupies a delightful rural position within a select development of similar converted buildings at Upper Fenemere, surrounded by attractive North Shropshire countryside. Outside there is extensive parking together with gardens and useful adjoining grazing land, whilst an attractive natural wildlife pond provides an appealing feature and enhances the rural character of the setting.

SITUATION

The Old Mill is situated at Upper Fenemere, in an attractive countryside setting between the popular villages of Myddle and Baschurch, whilst remaining convenient for Shrewsbury and the wider road network. The immediate surroundings are predominantly rural, with farmland, paddocks and mature hedgerows creating an appealing setting, yet everyday amenities are available within the nearby villages

Shrewsbury provides a comprehensive range of shopping, leisure and recreational facilities together with a railway station and access to the A5 and wider regional road

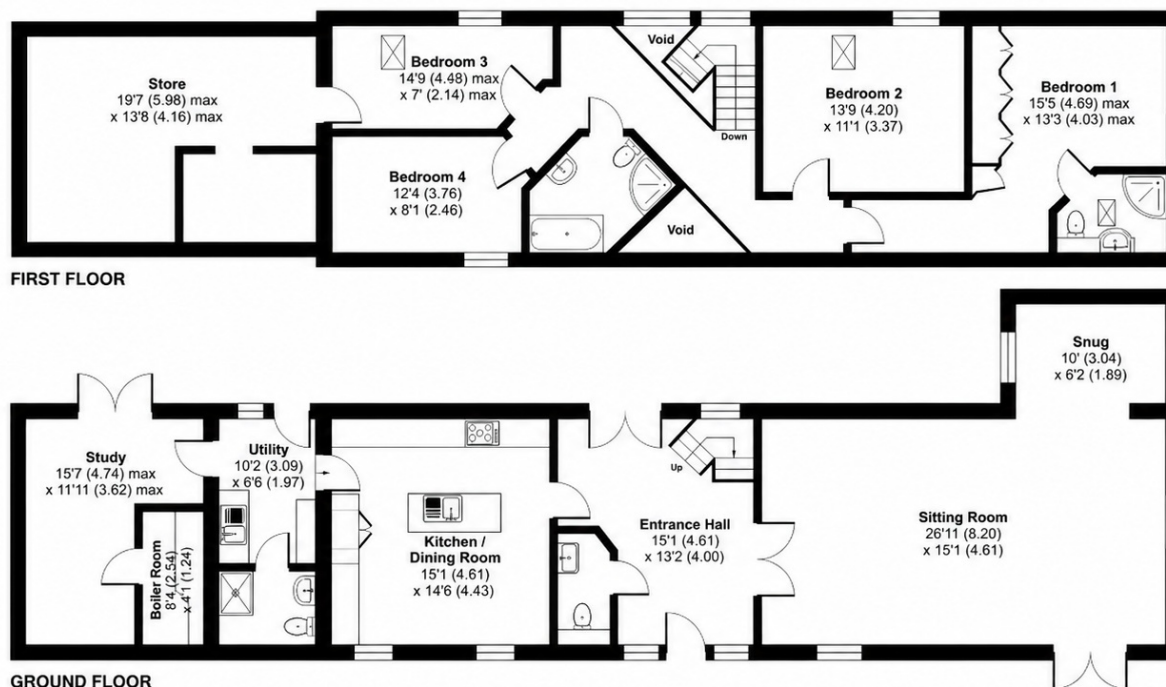
THE PROPERTY

The accommodation is approached through an impressive entrance hall, where a feature oak staircase and extensive glazing immediately give a sense of the scale and quality of the conversion. The principal living accommodation is particularly generous, with a substantial sitting room incorporating an adjoining snug and providing an excellent arrangement for both everyday family life and entertaining.



Approximate Area = 2293 sq ft / 213 sq m (excludes voids)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1534863



The kitchen/dining room is particularly well-appointed, featuring a comprehensive range of fitted units, central island and ample space for family dining and entertaining. Further practical accommodation includes a useful utility room, ground floor shower room and separate study, the latter providing excellent flexibility for home working or a variety of alternative uses.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, together with a modern family bathroom. Several bedrooms feature vaulted ceilings, exposed structural timbers and rooflights, which enhance the sense of space and character.

Occupying the southern element of the first floor is a generous storage area which could offer potential for conversion into a fifth/guest bedroom (STPP).



GARDENS

The Old Mill is approached into a spacious gravelled courtyard, providing ample parking and turning space. The attractive red-brick elevations and traditional detailing complement the surrounding converted buildings, creating an appealing rural setting.

The rear gardens have been thoughtfully landscaped to provide an attractive yet manageable outdoor space, incorporating areas of artificial lawn, extensive paved terraces and gravelled seating areas. Raised brick planting beds are well stocked with established shrubs and ornamental planting, whilst an attractive timber gazebo with thatched roof provides a sheltered seating and entertaining area.

LAND

To the east, the property is complemented by approximately 2.80 acres of pasture land, ideal for the grazing of a variety of livestock but being of particular interest to those with equestrian interest.

The land is broadly flat and, on the eastern boundary, features an attractive wildlife pond with central island; perfect for creating and maintaining a delightful rural idyll.

SCHOOLING

Local primary education is available at Myddle CofE Primary School, with further primary schools at Baschurch and Weston Lullingfields. Secondary education is available at The Corbet School, Baschurch, with The Thomas Adams School, Wem also within the wider area.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, drainage, and electric.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

Band E

EPC RATING

72 (C)

W₃W

nerd.blossom.sides

DIRECTIONS

Leave Baschurch to the north-east via the B4397. Around 0.5 miles after passing Marton Hall on the right, a right hand turn leads onto a no-through road. Follow the road for 0.3 miles until a further right turn leads towards the development. Keep left as the road forks and the entrance to The Old Mill is on the right.



RIGHT OF WAY & EASEMENTS

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

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

The Old Mill, Upper Fenemere, Myddle Wood, Myddle,
Shrewsbury, SY4 3RY



