



Upper Pepperhill Farmhouse

Boningale, Shropshire



LARCH
PROPERTY



Upper Pepper Hill
Farm House

Upper Pepperhill Farmhouse

Holyhead Road, Boningale
Albrighton, Wolverhampton, WV7 3AX

A fantastic opportunity to rent a beautifully renovated farmhouse, positioned in a sought after rural location, with vast panoramic views overlooking the local Shropshire countryside.

- Five ensuite double bedroom farmhouse
- Sympathetically refurbished throughout
- Delightful open plan kitchen/dining room
- Panoramic, far-reaching countryside views
- Three further reception rooms
- Private drive with ample parking
- Double garage and storage outbuilding
- Extensive private gardens
- Rural yet accessible location
- Grazing and stabling by separate negotiation



APPROXIMATE DISTANCES IN MILES

Albrighton 2m | Pattingham 3m
Wolverhampton 7m | Telford 12m
Shrewsbury 25m | Birmingham 30m

DESCRIPTION

Recently fully renovated to a very high standard, Upper Pepperhill Farmhouse offers luxury accommodation with five ensuite, double bedrooms and bespoke open-plan kitchen, dining space, with spectacular, far-reaching panoramic views.



Accessed via gated private driveway, the traditional brick-built farmhouse is set to the rear of a private lawned garden, providing parking for several cars, with double garage and useful outbuilding.

The property is accessed via the original central entrance, into a sizeable entrance hall with tiled floor. To the left is the family living room, with a feature 'Clearview' log burning stove and solid wood flooring. From the living room, the accommodation opens to a most impressive open-plan bespoke kitchen, designed and fitted by Staffordshire based 'Oaktree Joinery and Timber Supplies' featuring fully integrated Smeg appliances, pantry cupboard and granite worktops. A large island provides further storage, featuring second oven and wine fridge – perfect for entertaining. The property has been thoughtfully extended to the rear, providing a unique dining area. With floor to ceiling glass windows, the two central panels opening to provide a Juliet balcony, which takes advantage of the outstanding views.

The corridor from the kitchen leads to a second integrated fridge/freezer and provides full laundry facilities, neatly tucked behind matching cabinetry, with downstairs WC off. The property provides two further reception rooms, boot room and separate entrance with additional downstairs WC, offering flexible living, perfect for busy family lifestyles. A cellar on the lower ground floor offers further floorspace, lending itself well to wine storage.

At first floor level, the property comprises five double bedrooms, all with ensuite bathrooms. All bedrooms have been tastefully renovated to showcase the history of the property, with exposed beams, original feature fireplaces and pitched ceilings. The principal bedroom is serviced by a stylish ensuite, complete with rolltop bathtub. The other bedrooms all have ensuite shower-rooms furnished with Heritage bathroom fittings.





SITUATION

Upper Pepperhill Farmhouse is well situated in a quiet rural location, straddling the Shropshire/South Staffordshire border at the end of a long private lane turning from Holyhead Road (A464). The farmhouse sits away from the working farm and buildings, providing a private and peaceful rural setting overlooking the surrounding countryside. The property and neighbouring farm are situated on the Patshull Park Estate which is a varied, mixed use farming estate, including arable, livestock farming and renewables and have the vision of farming the estate in a "diverse and holistic manner, contributing to the environment and local community".

The property is within easy reach of good amenities in the popular local villages of Albrighton and Pattingham, while being a short journey to the M54 with access to Birmingham, Telford and Shrewsbury. The most local train station is Cosford, with direct links for commuting to Birmingham and Manchester. London Euston can be reached by direct train from Birmingham in under 2 hours.

GARDEN AND GROUNDS

Upper Pepperhill Farmhouse provides ample parking for several cars to the front and side of the property, with gated entrance and treelined driveway between the lawned garden and adjacent paddock. The double garages and useful outhouse offer plentiful storage options, the latter fitted with power and lighting.

There is an area adjacent to the stone-built outhouse that would lend itself to a private patio space, perfect for admiring the views and just a short walk from the kitchen.

The gardens sit to the front of the property and are predominantly laid to lawn, with mature hedges and trees which line the driveway and surrounding area.



STABLES AND LAND (separate negotiation)

To the end of the driveway, a block of four brick stables, all of a good size with stable doors and canopy above onto a concrete yard area to the front, is available by separate negotiation. A paddock of approx. 2 acres adjoins the stable block and runs the length of the property's drive with a gate at either end, with water connection. The paddock has a post and rail perimeter fence with woodland to one side, providing good shelter. There is the opportunity for off road hacking across the wider estate.

DIRECTIONS

Postcode: WV7 3AX

What3words: [///submerged.bits.gathers](https://www.what3words.com/#!/submerged.bits.gathers)

SERVICES

Mains water and electricity

LPG gas central heating and hot water

Private drainage via sewerage treatment plant

Shropshire County Council

Council Tax Band: F

EPC rating: TBC

TERMS AND CONDITIONS

Agreement - initial 12-month fixed term Assured Shorthold Tenancy agreement – the landlord would prefer a long-term tenancy.

Rent - paid monthly in advance.

Deposit – equal to six weeks rent, payable upon the signing of the agreement.

Holding Deposit - equal to one week's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act towards the first month's rent on occupying the property.







LARCH
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