



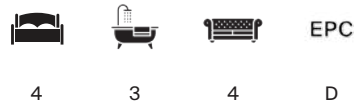
YORTON HEATH FARM

Yorton Heath, Shrewsbury, Shropshire, SY4 3EU



ON THE MARKET FOR THE FIRST TIME IN FIFTY YEARS

A substantial detached cottage with a range of versatile outbuildings,
gardens and woodland, in convenient rural location.



Local Authority: Shropshire Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, water and gas. Private drainage. Fibre Broadband.

What3words: shin.cosmic.campers

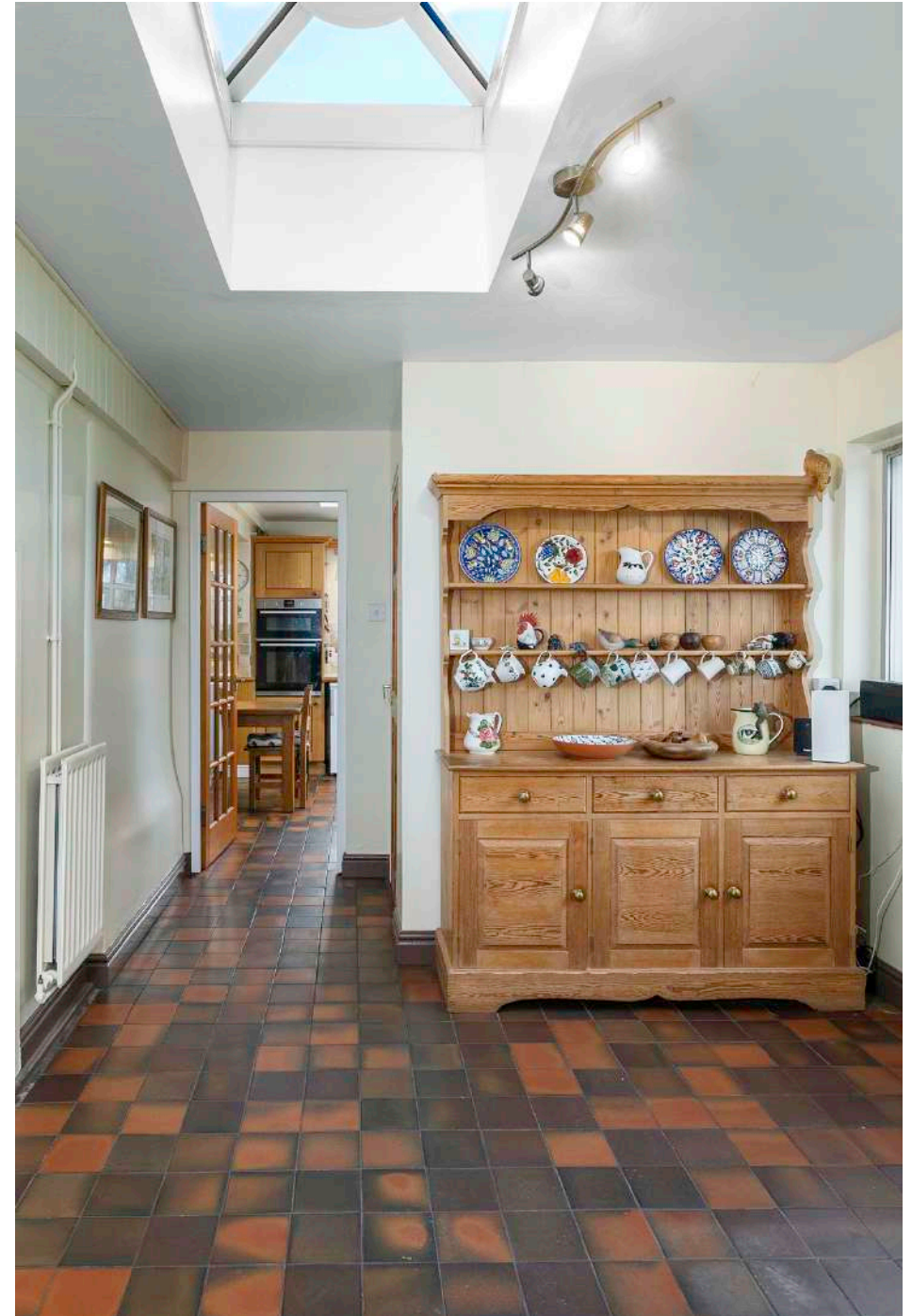
Guide Price: £750,000



YORTON HEATH FARM

On the market for the first time in over fifty years Yorton Heath Farm is a substantial detached cottage dating back to the 1700's. Extended over time and having once been run as a garden nursery the property now offers spacious lateral accommodation with character features such as exposed brick fireplaces and exposed beams to some ceilings.

Combined with the extensive grounds and outbuildings it offers a complete set up for rural living yet just 7 miles from central Shrewsbury.









THE PROPERTY

To the ground floor the drawing room is triple aspect and has a feature brick inglenook style fireplace with a wood burning stove. There is a second sitting room and large formal dining room with open fireplace. The kitchen/breakfast room is fitted with oak fronted units and includes a fitted electric oven and grill, an integrated dishwasher and a gas fired Esse stove. Beyond the kitchen is a rear hallway, cloakroom, useful pantry, large utility/boot room and study.

On the first floor are four double bedrooms all accessed from a landing. The master bedroom is double aspect with fitted wardrobes and an ensuite shower room. There is a further large double bedroom with exposed feature beam and an ensuite shower room. Two further double bedrooms and a bathroom including a shower over bath complete the first floor.







GARDENS & OUTSIDE

The property is approached over a tarmacadam driveway with parking for several cars leading to the workshop entrance and further timber outbuilding comprising of large store, open bay double garaging and a potting shed. A paved patio leads to the rear door and hallway. Beyond is a further paved patio area accessed from the drawing room.

Yorton Heath Farm benefits from a level lawn area immediately to the rear with a central rose bed and planted with a mix of mature shrubs and trees adjacent to a timber summerhouse. A further garden store can be found at the front of the plot. Beyond the hedge is a further large area of lawn, formerly a paddock with a number of apple trees. The kitchen garden is made of several raised beds including an asparagus bed, polytunnel cage, fruit cage and greenhouse. The woodland to the rear of the grounds offers privacy and is planted with a mix of native species. All in about 2.6 acres. The boundaries are marked by a mix of post and rail fencing, stock fencing, and hedgerow.

Agents Note: Please note a footpath crosses the very top corner of the drive boundary on the south eastern side.



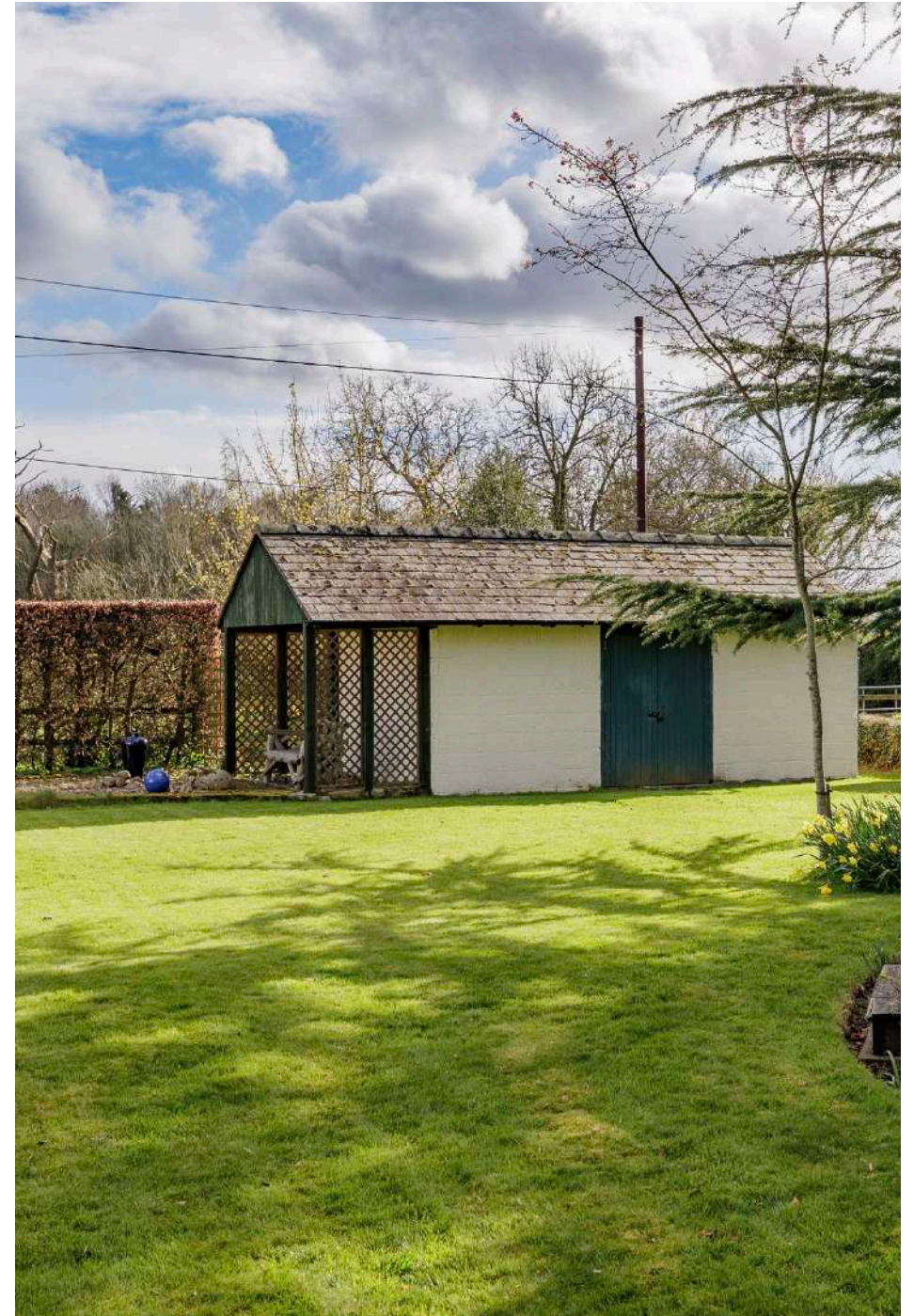


LOCATION

Yorton Heath Farm is situated in the small hamlet of Yorton Heath just north of Shrewsbury and less than 2 miles from the village of Clive.

Situated in picturesque countryside and surrounded by farmland of predominantly the Sansaw Estate it offers easy vehicular access to facilities in the nearby villages of Clive, Myddle and Wem.

Yorton station provides direct links to Crewe for fast trains to London as well as direct trains to Shrewsbury, Hereford, and Cardiff.







DIRECTIONS

From Shrewsbury take the A528 Ellesmere Road, north passing through Albrighton and Preston Gubbals. After about 5 miles turn right signposted Hadnall. Proceed along the lane and take the second left then continue until you reach Yorton Heath. Take your first right turn into the private road (opposite the end of Chapel Lane) and Yorton Heath Farm is situated on the left-hand side.





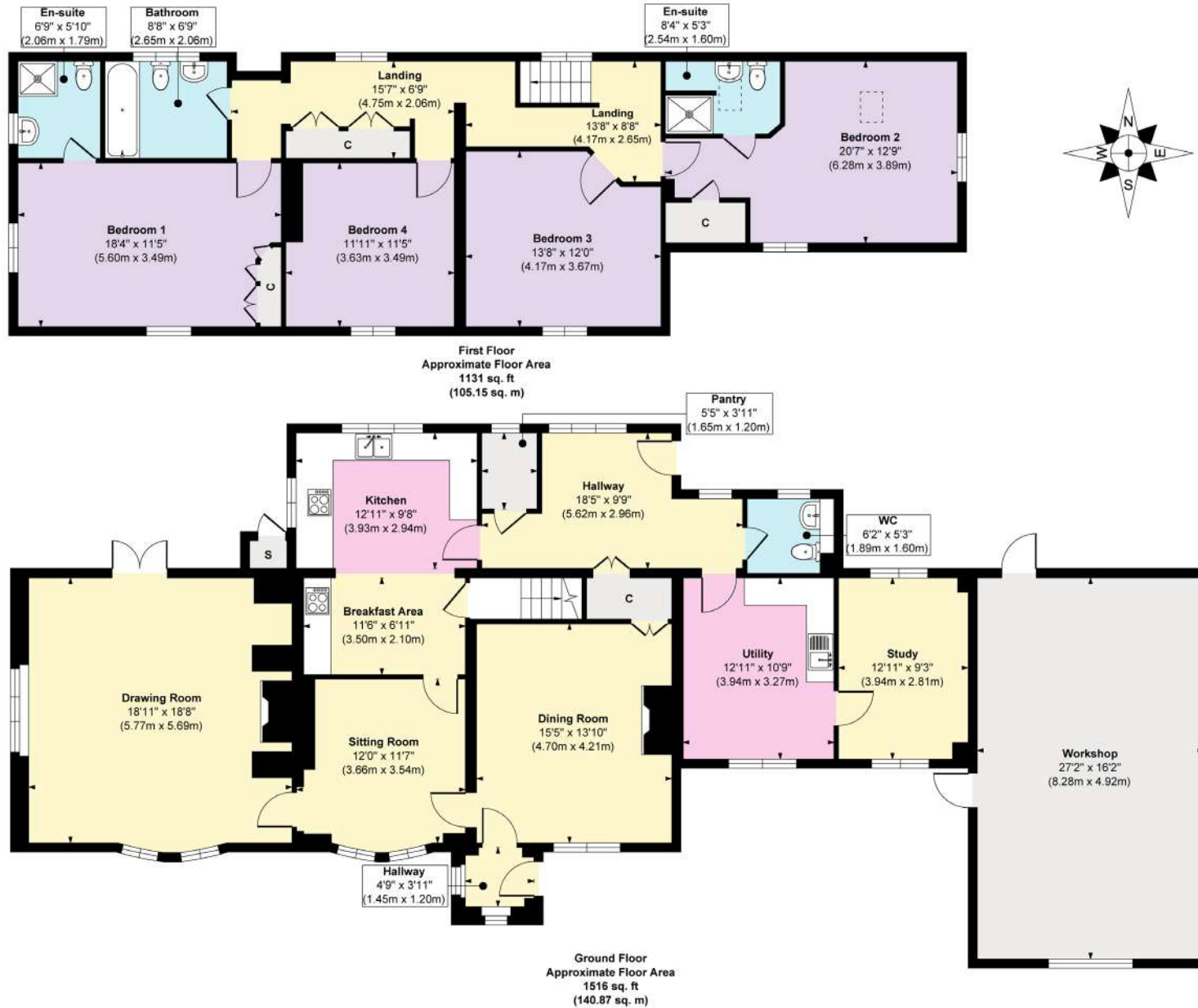
DISTANCES

- Yorton Railway Station 1.1 miles
 - Shrewsbury Centre 7 miles,
 - Telford 19 miles
 - Birmingham 51 miles
- (Distances and time approximate).





Yorton Heath Farm, Yorton Heath, Shrewsbury, SY4 3EU



Approx. Gross Internal Floor Area
Main House = 2647 sq. ft / 246.02 sq. m
Workshop = 438 sq. ft / 40.73 sq. m

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Approx. Gross Internal Floor Area
Outbuilding = 1020 sq. ft / 94.81 sq. m

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We would be delighted
to tell you more.

Lucy Blythe
01743 664208
lucy.blythe@knightfrank.com

Knight Frank Shrewsbury
9 College Hill, Shrewsbury
SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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