





Stanwardine Park Farm, Stanwardine, Baschurch, Shrewsbury, SY4 2EX

A beautifully presented detached five-bedroom period residence, dating from the early Victorian era and elegantly designed in the timeless Georgian style, occupying an idyllic rural setting extending to approximately **3.19 acres**.

Rich in original character and period features, this exceptional family home offers spacious and versatile accommodation, including the potential to create a self-contained annexe, making it ideal for multi-generational living or guest accommodation. The grounds are a particular highlight, comprising beautifully landscaped gardens, barn style outbuildings, a **stunning natural pond stocked with fish**, and a **paddock**, providing an enviable lifestyle for those seeking space, privacy and an equestrian or countryside setting.

Situated in the sought-after hamlet of **Stanwardine**, the property enjoys a peaceful rural location whilst being conveniently positioned close to the popular village of **Baschurch**, with its excellent range of local amenities. The historic medieval market town of **Shrewsbury** lies **approximately 10 miles to the south-east**, offering an extensive selection of shopping, dining, leisure and transport facilities. The property is also ideally placed for families, being just a short drive from the highly regarded **Packwood Haugh School, Adcote School For Girls** and **The Corbet School, Baschurch**.

This is a rare opportunity to acquire a distinguished country home combining period elegance, generous grounds and an excellent location in the heart of the Shropshire countryside.

Agents note: There is a two bedroom cottage, with a garage/shed, available by separate negotiation. Ask agent for more details.

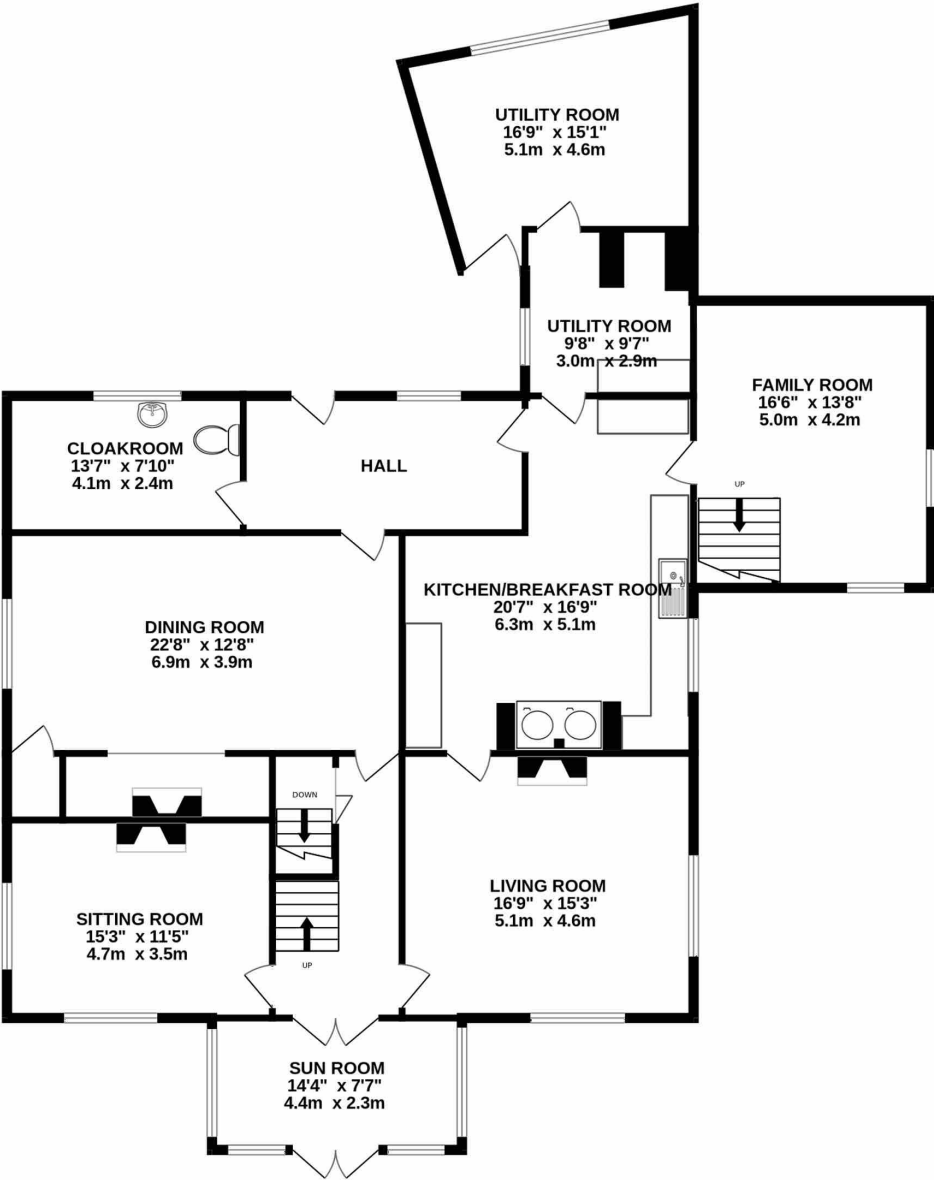






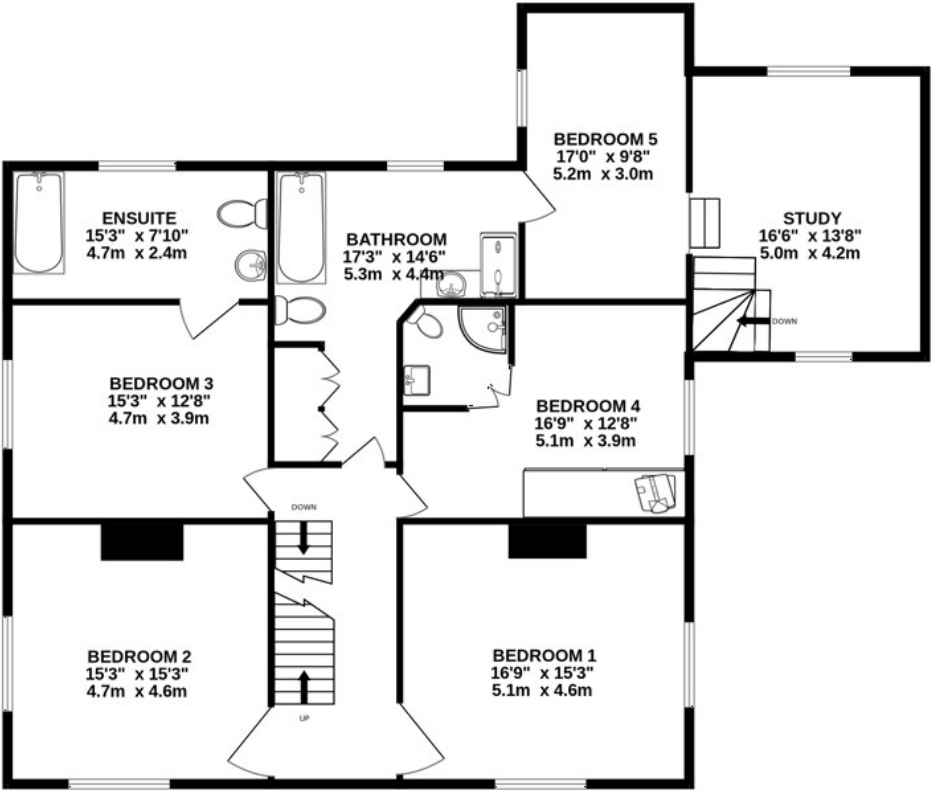
Ground Floor

1,984.8sq.ft. (184.4 sq.m.) approx



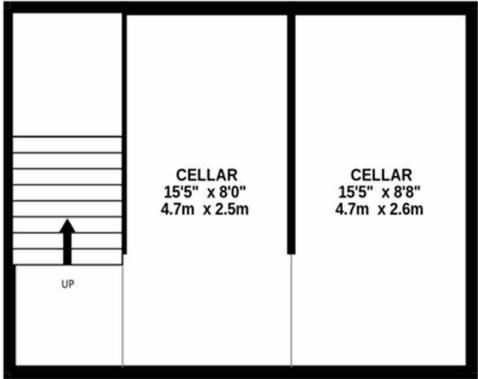
First Floor

1,708sq.ft. (158.7 sq.m.) approx

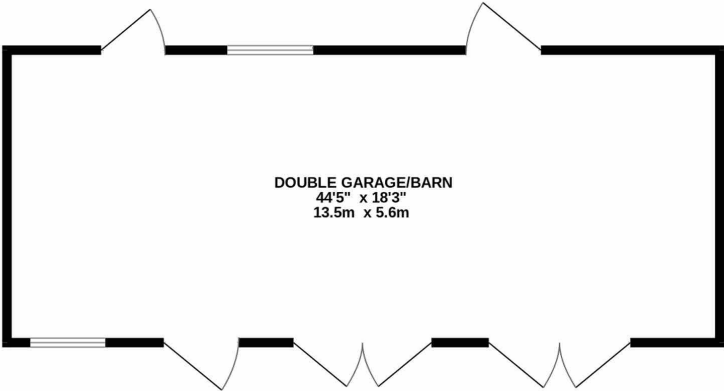


Cellar

339 sq.ft. (31.5 sq.m.) approx

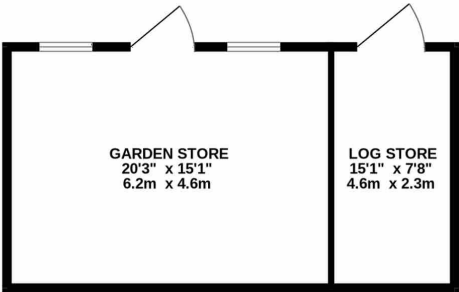
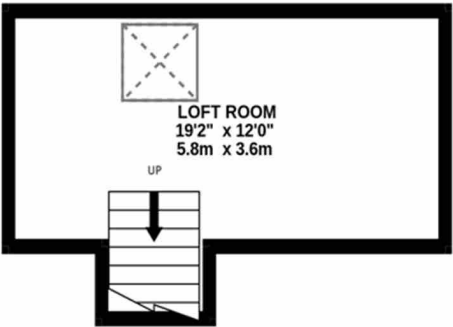


Outbuildings



Loft Space

223.8 sq.ft. (20.8 sq.m.) approx



Accommodation

Ground Floor

A welcoming entrance porch provides an attractive introduction to the property and enjoys delightful views across the pond, creating a wonderful sun room in which to relax and enjoy the peaceful surroundings throughout the seasons.

The inviting entrance hall, with timber parquet floors, leads into the principal reception rooms, all of which beautifully showcase the home's Georgian-inspired proportions and wealth of original period features. The spacious living room is centred around an impressive log-burning stove, creating a warm and inviting atmosphere, whilst the elegant snug offers a more intimate retreat with a feature marble fireplace.

The formal dining room is an outstanding entertaining space, generously proportioned and featuring an attractive inglenook fireplace and gas flame affect log burner, making it ideal for both family dining and larger gatherings.





To the rear of the property lies the impressive farmhouse-style kitchen and breakfast room. Fitted with an extensive range of bespoke oak units, the kitchen is complemented by a traditional two-door 'Claret' oil-fired Aga, forming the heart of this exceptional family home. The generous dining area provides ample space for informal family meals and entertaining alike.

Leading from the kitchen is a substantial utility room through to a further large boot room offering excellent additional storage and practical workspace. Also to the rear, is large entrance hall with a particularly spacious cloakroom, providing convenient access to the rear drive and grounds.

The property also benefits from extensive cellar accommodation, divided into two large rooms, providing excellent storage or potential for a variety of ancillary uses.





First-Floor

The main house first-floor accommodation offers beautifully proportioned accommodation comprising four generous double bedrooms, each enjoying attractive outlooks over the surrounding gardens, paddock, pond and Shropshire countryside beyond.

The first-floor bedrooms benefit from excellent views and are serviced by two ensuites and a large main family bathroom.

In addition to these four double bedrooms, a further two rooms can be accessed via a downstairs reception room (adjoining the kitchen) or through the main first-floor bathroom. These three rooms provide potential to create a self-contained annexe, with shared access to a Jack and Jill bathroom connected to the main house.





This space could be made to suit multi-generational living, guest accommodation or independent family members. These rooms are utilised currently as office and storage space by the property's owners

Throughout the first-floor, the property's early Victorian origins are evident through its high ceilings, original features and elegant proportions, creating bright, spacious accommodation ideal for modern family living.

Second Floor

Stairs rise to a substantial attic room occupying the second floor. This versatile space offers enormous flexibility and could equally serve as a home office, games room, playroom, hobby room or studio, depending on individual requirements.

Period Features

Throughout the property, an abundance of original character has been carefully preserved, including exposed beams, feature fireplaces, decorative cornicing and other period detailing synonymous with homes of this calibre. Sympathetically modernised over the years, the house successfully combines its historic charm with the comforts and conveniences expected of contemporary family living.

The result is a distinguished country residence offering elegant accommodation, exceptional versatility and an enviable setting within approximately 3.19 acres of beautifully maintained grounds.

Grounds

The grounds are undoubtedly one of the property's most impressive features, extending to approximately 3.19 acres and providing an exceptional blend of beautifully landscaped formal gardens and practical outdoor space. Carefully maintained lawns, mature trees, colourful planting and well-stocked borders surround the house, creating a picturesque setting that can be enjoyed throughout the year.

A particular focal point is the stunning natural pond, stocked with a variety of coarse fish and framed by established planting, offering a tranquil backdrop to the property. In addition to its aesthetic appeal, the pond is currently used as a private fishing lake, complete with its own dedicated parking area, presenting an attractive opportunity for purchasers seeking a lifestyle property with supplementary revenue potential.



Beyond the formal gardens lies a generous paddock, perfectly suited to those with equestrian interests, small livestock or simply those wishing to enjoy the freedom and privacy of a rural lifestyle.

Complementing the grounds is a range of attractive barn-style outbuildings, offering exceptional versatility. These buildings provide excellent storage for machinery and equipment, could be utilised as garaging or workshops, or adapted as potting sheds and garden stores. Equally, subject to the purchaser's requirements, they offer exciting potential to create unique entertaining spaces for family gatherings, summer parties or hobby areas, enhancing the property's already impressive lifestyle credentials.

Together, the gardens, pond, paddock and versatile outbuildings create an outstanding country home that perfectly balances practicality with leisure, offering an enviable setting for family life, entertaining and enjoying the very best of the Shropshire countryside.

Location and Surrounding Area

Occupying an enviable position within the peaceful rural hamlet of Stanwardine, this exceptional country residence enjoys the perfect balance of idyllic countryside living and everyday convenience. Surrounded by some of North Shropshire's most attractive rolling farmland, the property offers a wonderful sense of privacy and tranquillity whilst remaining within easy reach of an excellent range of amenities.

The highly regarded village of Baschurch, just a short drive away, provides an excellent selection of local facilities including a supermarket, doctor's surgery, pharmacy, public houses and cafés together with a thriving community and a range of recreational clubs and societies.

Approximately 10 miles to the south-east lies the historic medieval market town of Shrewsbury, renowned for its beautiful Tudor architecture, riverside setting and independent shopping.

The county town offers an extensive choice of restaurants, cafés, theatres, leisure facilities and major supermarkets, together with a comprehensive range of professional services.

The property is particularly well placed for families, with excellent educational opportunities nearby including the highly respected Packwood Haugh School, one of the region's leading independent preparatory schools, together with The Corbet School in Baschurch, which enjoys an excellent local reputation. A number of further independent and state schools are also readily accessible in and around Shrewsbury.

Despite its peaceful setting, the property benefits from excellent transport connections. Shrewsbury Railway Station provides direct services to Birmingham, Chester, Crewe, Manchester, Cardiff and North Wales. The nearby A5 provides fast links to the M54 motorway, connecting onwards to the West Midlands motorway network.



General Services: Oil-fired central heating, mains electricity, mains water supply (metered), Private drainage - septic tank, Superfast broadband, All major mobile networks available.

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: D(61)

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A5 North (signposted Oswestry). At the Ruyton XI Towns cross roads take the right turn onto the B4397 continuing till you reach the village of Ruyton XI Towns. At the war memorial take the left turn onto the School Road and continue for approximately 1.5 miles til you reach a right turn (almost doubling back on yourself). Continue for approximately 1 mile and turn left onto the property's track (marked with a for sale sign). Continue and the property's entrance is on your left after approximately 50 yards.

What3Words ref:///explain.texts.strength

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

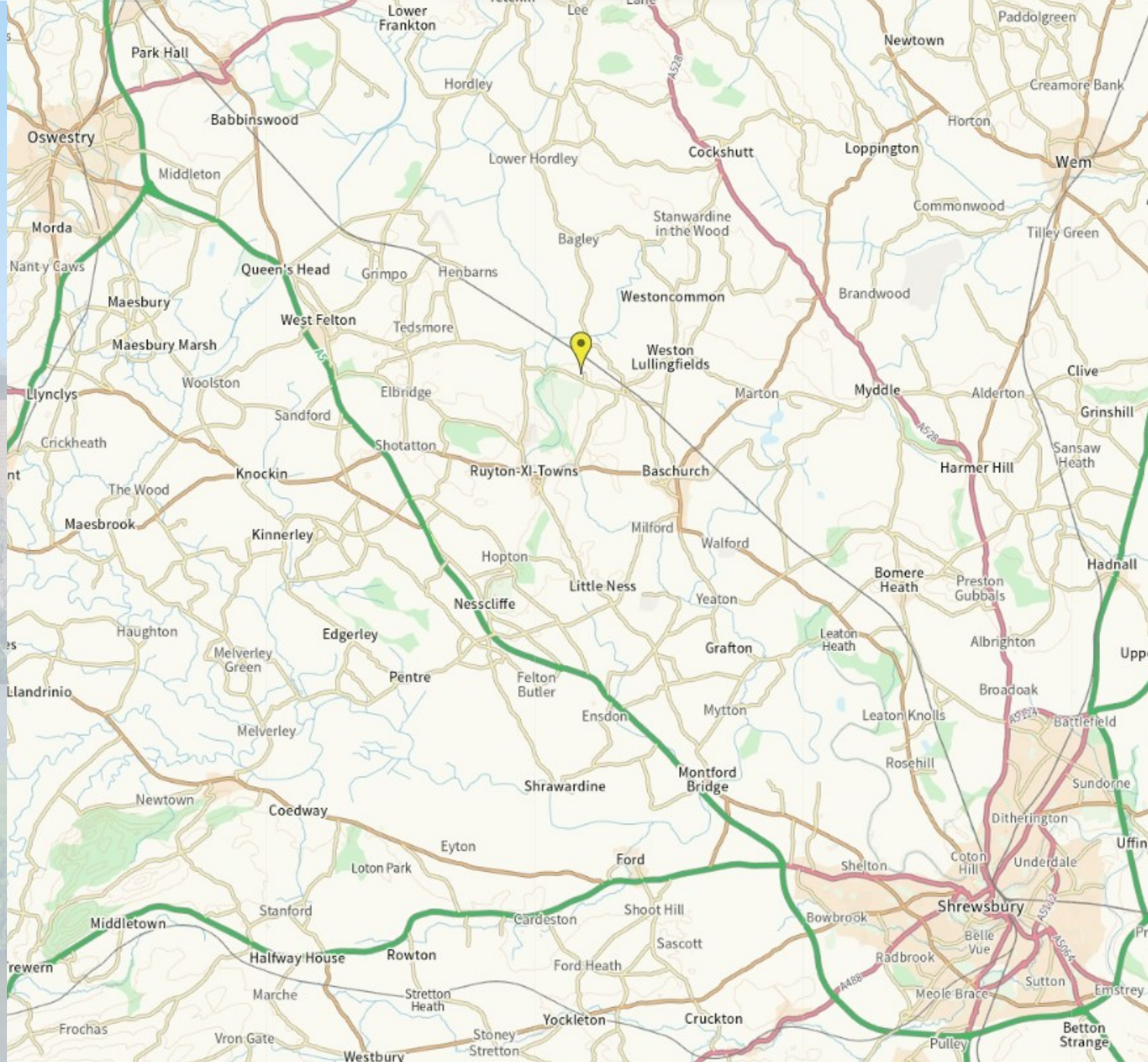
Please contact our Bicton Office:

9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.