



Brook House

Pennerley ~ Minsterley ~ Shrewsbury ~ SY5 0NE



Brook House, Pennerley, Minsterley, SY5 0NE

- Brook House is set in the most beautiful Shropshire countryside commanding outstanding views from all aspects.
- The property is situated at the end of a country lane and is set in approximately **10.77acres (4.35 hectares)** of land
- The property includes a detached house with annex, stables, converted barns into storage and office space, paddocks and an area of woodland

Brook House
set in approximately 10.77 acres



The long drive leads to a beautifully positioned traditional farmhouse, with annex in a stunning rural location. The property is set in 10.77 acres (4.35 ha) of paddocks and woodland with the benefit of stables and out buildings making this the perfect equestrian and small holding property. There is superb access to almost limitless hacking country from the door step. The property sits underneath the well known land mark of the Stiperstones with outstanding views of the 'Devils Chair' and has far reaching views across the Hope Valley and beyond.

The property has the benefit of a farm building that has been converted into an office and associated storage space, offering the perfect place to work from home.

Brook House comprises the main house and an annex (which can be accessed from the main house via the first floor). The annex provides opportunity for either long term rental income, family accommodation, holiday lets or incorporation into the main house to provide further living accommodation.

Accommodation, main house:

The accommodation in the main house comprises a useful entrance hall and utility with a downstairs WC, leading into the kitchen diner. The kitchen is well appointed with fitted units and built in appliances. The kitchen leads into a most attractive sitting room with exposed beams, tiled floor and a stone fireplace with a 'Clearview' log burner.

The stairs from the sitting room lead to the first floor onto what can either be an open landing and study area or a bedroom. To the left hand side is the master bedroom, a double bedroom, with lovely views of the Stiperstones. To the right hand side is a further double bedroom leading into the family bathroom. From this bedroom there is access into the annex if required.





Accommodation, annex:

The annex has its own independent access with the door leading into the living room, with a tile floor, exposed stone painted walls and a 'Clearview' log burning stove and the benefit of underfloor heating. The sitting room leads into the kitchen/ breakfast room with fitted units and space for a table and chairs. Beyond the kitchen is a useful utility with another exterior door and fitted units and a bathroom to include a WC/ and shower.

The stairs from the kitchen lead to the first floor where there is a double bedroom.

Services:

Mains electricity

Wind turbine electricity

Mains water

Septic tank drainage

LPG central heating

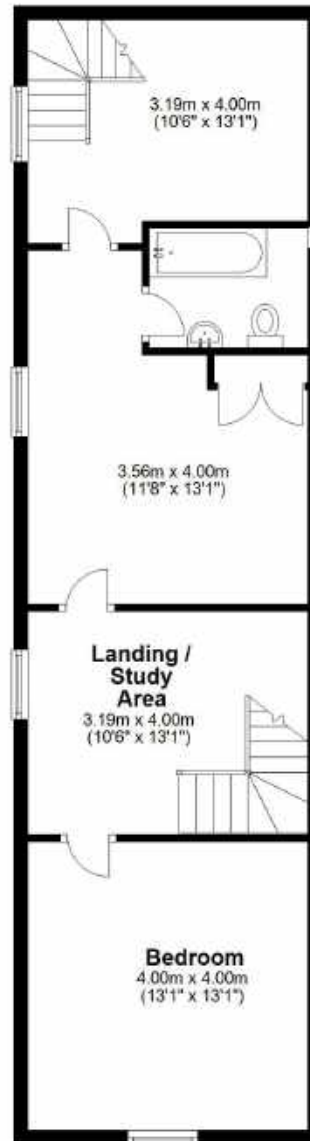
EPC rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Ground Floor



First Floor



Out buildings

Office:

Originally an agricultural building, in 2010 planning was approved (ref: 10/03988/FUL) for the conversion and extension of the building to provide office accommodation, garaging and storage facilities.

The ground floor provides excellent parking and storage space, and the first floor houses a suite of offices with associated kitchenette, wash facilities and WC/ shower room.

There is excellent access to the internet for the property via an 'SWS Broadband' high speed rural broadband mast located on the land providing a potential connection speed of up to 1Gbps



Stables:

Situated close to the house are the stables comprising three loose boxes and a tack room. The stables are of timber construction and have an excellent concrete yard to the front of them. In addition to the stables there are three useful field shelters for ponies, horses and livestock.



Outbuildings:

There is a useful range of mono pitch and Dutch Barn out buildings, perfectly suited for the storage of hay and straw, machinery, housing livestock and additional stables space.

The land

The property benefits from being set in approximately 10.77 acres (4.35 ha). The land is primarily pastureland and split into five main paddocks and a schooling area, well suited to grazing and mowing for hay. The land is ring fenced and is ideally suited for equestrian and small holding use, being excellent grass growing pasture. There is a mains water connection available to the fields. The drive is in the ownership of the property to the adopted road, and there is a large wildlife rich pond situated adjacent to the drive. There is a byway passing through the property.

The area of woodland is approximately half an acre, primarily mature conifers providing an excellent shelterbelt for livestock, and a source of timber for the log burners.

Wind Turbine

The wind turbine is located at the top of the land and was installed 10 years ago on a 25 year agreement. The turbine supplies the house with electricity and also feeds into the National Grid with a FIT agreement. Please contact the agent for further information.

Telecom Mast

Located above the woodland, the mast provides the house and office with highspeed broadband and also pays a rent to the property on a per user basis for other properties that connect to it in the area. The agreement is with SWS, please contact the agent for further information.







Further Information

Boundaries

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

Tenure

The property is available on a freehold basis with vacant possession on completion

Floor Plans & Boundary Plans

All floor plans and boundary plans are artists impressions, for illustration purposes only. All measurement are approximate and not to scale. www.propertyphotographix.com. Plans produced using PlanUp & Promap.

EPC Rating & Council Tax

Brook House has an EPC banding of: F Council Tax band: E

Local Authority

The property falls within the Shropshire Council boundary.
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND
Tel: 03456 789 000

Local Towns & Schools

The county of Shropshire benefits from some of the most sought after market towns in the country to include the county town of Shrewsbury with an excellent reputation for business links as well as a very active social scene. Shropshire also benefits from a distinguished range of independent schools, and many 'outstanding' state sector schools. There are schools to cater for every need from sporting reputation to academia.

Towns

Minsterley: 5 miles - Shrewsbury: 16 miles - Welshpool: 16 miles



Viewing arrangements

Viewing of the property is strictly by
appointment only through
Roger Parry & Partners LLP

Please contact :

Peter Daborn BSc (Hons) MRICS

Welsh Bridge, 165 Frankwell, Shrewsbury,
SY3 8LG

peter@rogerparry.net

01743 343 343



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.