

FOR SALE

Price £750,000

Moston Lane Farm, Hine Heath, Stanton, Shrewsbury, SY4 4NA

A beautifully presented and most appealing detached four bedroom country house, offering a separate one bedroom Annexe, delightful gardens, a variety of outbuildings and grazing land, in an unspoilt and sought after rural locality. IN ALL ABOUT 4.3 ACRES.







FOR SALE

MILEAGES: Shrewsbury 14.2 miles and Telford 16.1 miles. All distances are approximate.







- Character four bedroom country house
- Detached one bedroom Annexe
- Variety of outbuildings
- Large beautiful and productive gardens
- Idyllic rural location
- IN ALL APPROX 4.3 ACRES

ANNEXE
Built of brick and sandstone. With panelled part glazed entrance door leading into:

MORNING ROOM
Space for dining.

SHOWER ROOM
WIth tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, part tiled walls and splash screen. Wall mounted heated towel rail.

OPEN PLAN LIVING KITCHEN DINER
With eye and base level storage cupboards and drawers. Generous work surface with stainless steel sink unit and drainer with mixer tap. BIMATIC twin electric hob and integrated NEFF electric oven/grill. Part tiled walls and tiled splash. Staircase rising to first floor. Twin glazed doors through to:

FEATURE GARDEN ROOM
With wraparound UPVC double glazed windows providing a stunning outlook over the surrounding gardens and countryside. Double glazed French doors to garden

FIRST FLOOR LANDING
Door to:

BEDROOM
With window overlooking the garden, skylights and door to:

EN-SUITE WASH ROOM
With low level WC, wash hand basin set in vanity unit with storage cupboards under, tiled splash, wall mounted WORCESTER gas fired central heating boiler.

DIRECTIONS
From Shrewsbury head north along the A53 passing through Shawbury and Edgebolton. Proceed taking the left turn to Hopton and the West Midlands Shooting Ground. Continue along this lane for a distance and the property will be identified on the right hand side.

SITUATION
The property is situated in an attractive rural locality with scenic views of the surrounding unspoilt countryside. Lying up a country lane, there is ample riding and walking opportunities on the numerous connecting lanes and footpaths, Country sports enthusiasts may also wish to know that the property lies close to the West Midlands shooting ground known for its clay shoots. Golfers will find a number of clubs in the area the nearest being Hawkstone Park at Weston Under Redcastle. Commuters are particularly well placed for access to the Potteries via Market Drayton, Telford, Shrewsbury, and further afield by train to Crewe and Manchester.

DESCRIPTION
Moston Lane Farm is a part sandstone detached country house which provides characterful and versatile accommodation throughout. The ground floor offers three reception rooms, a fitted kitchen, utility room and guest WC. To the first floor, there are four double bedrooms, the principal of which is served by an en-suite shower room, whilst the remaining three are served by the main bathroom. Outside, there is a generous amount of driveway parking with space for numerous vehicles. There is also an EV charger. The Annexe offers accommodation of superb proportions, laid out over two floors. The ground floor boasts an open plan kitchen/living room, with patio doors leading off to a garden room, which has a lovely outlook over the surrounding grounds. Also to the ground floor is a shower room, whilst the double bedroom is located on the first floor with an en-suite toilet. The property is set in an idyllic rural location with beautiful large wraparound gardens, comprising flowing lawns, abundantly stocked flower beds and specimen trees. There is a dedicated vegetable and soft fruit growing area and an orchard. There are a variety of outbuildings which comprise two loose boxes, open barn, tool and mower shed, a workshop, wood store, field shelter and additional shed. The land is currently divided into four main paddocks and is laid to pasture.

ACCOMMODATION
Oak framed and sandstone porch with tiled floor and solid panelled oak, part glazed entrance door leading into:

BREAKFAST KITCHEN
With tiled floor. Providing an attractive and extensive range of base level units, comprising cupboards and drawers with work surface area over and incorporating a sink unit and drainer with mixer tap over. Heating and hot water is provided by a newly installed programmable pellet Klover smart 90 stove. Space and connection for electric cooker. Part tiled walls. Central island with solid wood worktop/dining area and base level cupboards. Staircase rising to first floor. Built in under stair storage and pantry cupboard.

SITTING ROOM
With beamed ceiling. Attractive fireplace with slate hearth. Oak surround and exposed sandstone housing a MORSO log burning stove.

DINING ROOM
With oak boarded flooring. Fitted recessed book shelving. Double glazed French doors providing access to and views over the delightful gardens.







Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

5 Reception Room/s

5 Bedroom/s

3 Bath/Shower Room/s





LIVING ROOM
With oak boarded flooring. Exposed wall and ceiling timbers. Fireplace with brick hearth and exposed sandstone section housing MORSO log burning stove. Feature sandstone wall. Two pairs of double French doors - one leading to a flagged sun terrace with gardens beyond. The second pair lead to the rear and offer a lovely aspect over the gardens and fields beyond.

UTILITY ROOM
With tiled floor and providing eye level storage cupboards. Fitted worktop with Belfast sink unit. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Part glazed stable door to rear porch.

GUEST WC
With tiled floor and providing a suite comprising low level WC, wall mounted wash hand basin, wall mounted heated towel rail.

REAR PORCH
With tiled floor.

FIRST FLOOR LANDING
With access to loft space. Built in airing cupboard housing the insulated hot water cylinder. Exposed sandstone wall.

BEDROOM ONE
With built in wardrobes. Dual aspect windows with far reaching views

EN-SUITE SHOWER ROOM
Providing a white modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboard under, large walk in shower cubicle with electric shower. Fully tiled walls. Splash screen. Ceiling downlighters. Extractor fan and heated towel rail.

BEDROOM TWO
With vaulted ceiling and exposed floor boards. Twin fitted double wardrobes. Ornamental fireplace. Dual aspect windows with views to garden.

BEDROOM THREE
With exposed beams to ceiling. Lovely aspect over rear garden and countryside beyond.

BEDROOM FOUR
With exposed beamed ceiling. Built in storage cupboard. Wash hand basin with tiled splash and shelving under. Dual aspect windows.

BATHROOM
Providing a suite comprising WC, wash hand basin and panelled bath. Shower cubicle with mains fed shower.



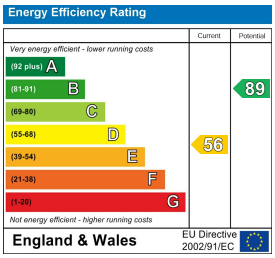
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Energy Performance Rating



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