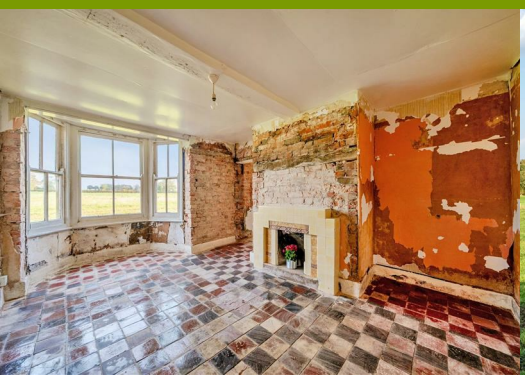
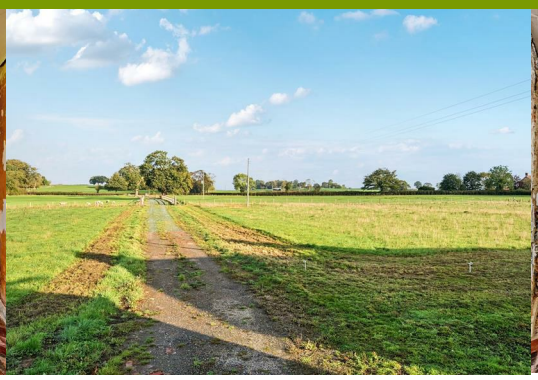


THE POOLS FARM HOUSE

ELLESMERE ROAD | WEM | SHREWSBURY | SHROPSHIRE | SY4 5TU







*** Guide price £325,000 - £350,000 ***

A four bedrooms farmhouse with excellent potential, set in approximately 1.3 acres with wonderful countryside views.

Price Guide £325,000



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- An exciting opportunity to create a wonderful family home
- A detached four-bedroom farmhouse requiring renovation
- Huge scope for renovation and extension, subject to the necessary consents
- Set in approximately 1.3 acres in an appealing semi-rural position
- Wonderful surrounding countryside views
- A long, sweeping private driveway providing access to the property

DIRECTIONS

What3Words - ///retract.prevents.onlookers

SITUATION

The Pools Farm occupies a semi-rural position on the western side of the popular north Shropshire market town of Wem, accessed via a private driveway from the B5063 Ellesmere Road. The setting offers a pleasing balance of countryside surroundings, privacy and convenience, with the amenities and facilities of Wem situated only a short distance away.

Wem provides a range of everyday amenities, shops, schools and leisure facilities, together with a railway station approximately one mile from the property. The A49 is just over three miles away, providing connections towards Shrewsbury and the wider regional road network. The county town of Shrewsbury lies approximately 11 miles to the south, whilst Whitchurch is around 9 miles to the north, making the property well placed for access to north Shropshire, Cheshire and the West Midlands.



DESCRIPTION

The Pools Farm represents an exciting opportunity to acquire a detached four-bedroom farmhouse set in approximately 1.3 acres, enjoying an appealing semi-rural position with wonderful countryside views. Requiring a full renovation throughout, the property offers considerable scope for purchasers to update, remodel and potentially extend the existing accommodation, subject to the necessary consents, creating a superb family home tailored to their own requirements.

Approached via a long, sweeping private driveway, the farmhouse occupies a peaceful position whilst remaining conveniently placed for the amenities and transport connections of the nearby market town of Wem. The property is of brick construction beneath a slate roof, with a combination of original timber-framed, single-glazed windows and replacement uPVC double-glazed windows.

The accommodation is arranged around four bedrooms, offering an excellent foundation for a comprehensive renovation project. Externally, the property is complemented by lawned gardens to the front, rear and side, interspersed with mature shrubs and trees, together with a substantial concrete parking area to the rear.

With its generous plot, rural outlook and scope to improve and enhance, The Pools Farm offers an increasingly appealing proposition for those seeking a property with character, land and the opportunity to create something truly special.

The most recent extension is the area where there are some structural problems that need addressing.

The barns are being retained and will be developed into residential units.





GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

The farmhouse benefits from borehole water and mains electricity with private foul drainage. Mains water is available for connection.

COUNCIL TAX

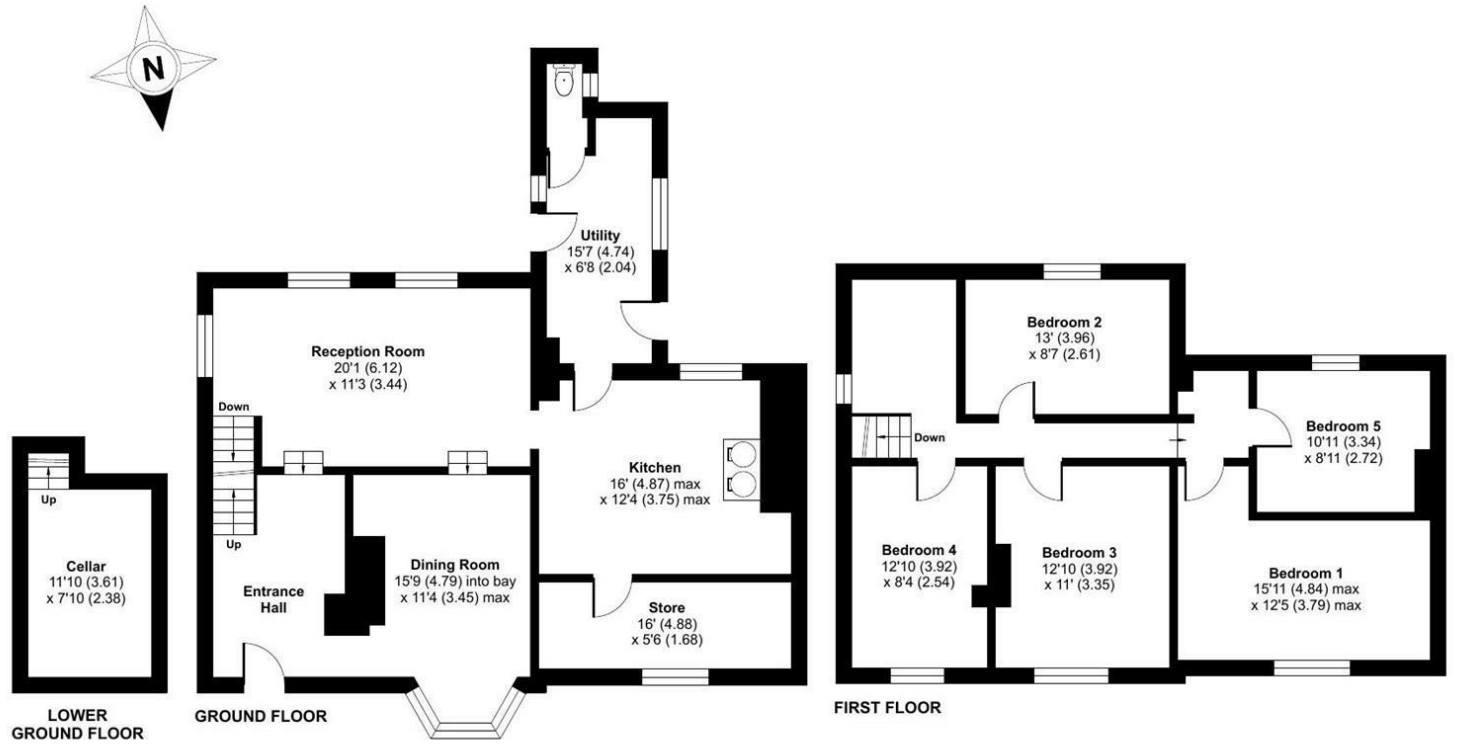
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

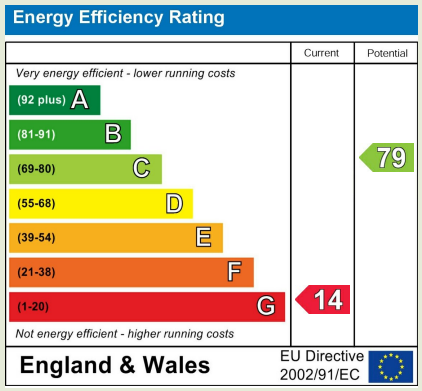
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1536785



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the