



FENNS WOOD HOUSE

FENNS LANE • WHIXALL • WHITCHURCH • SHROPSHIRE • SY13 2PB

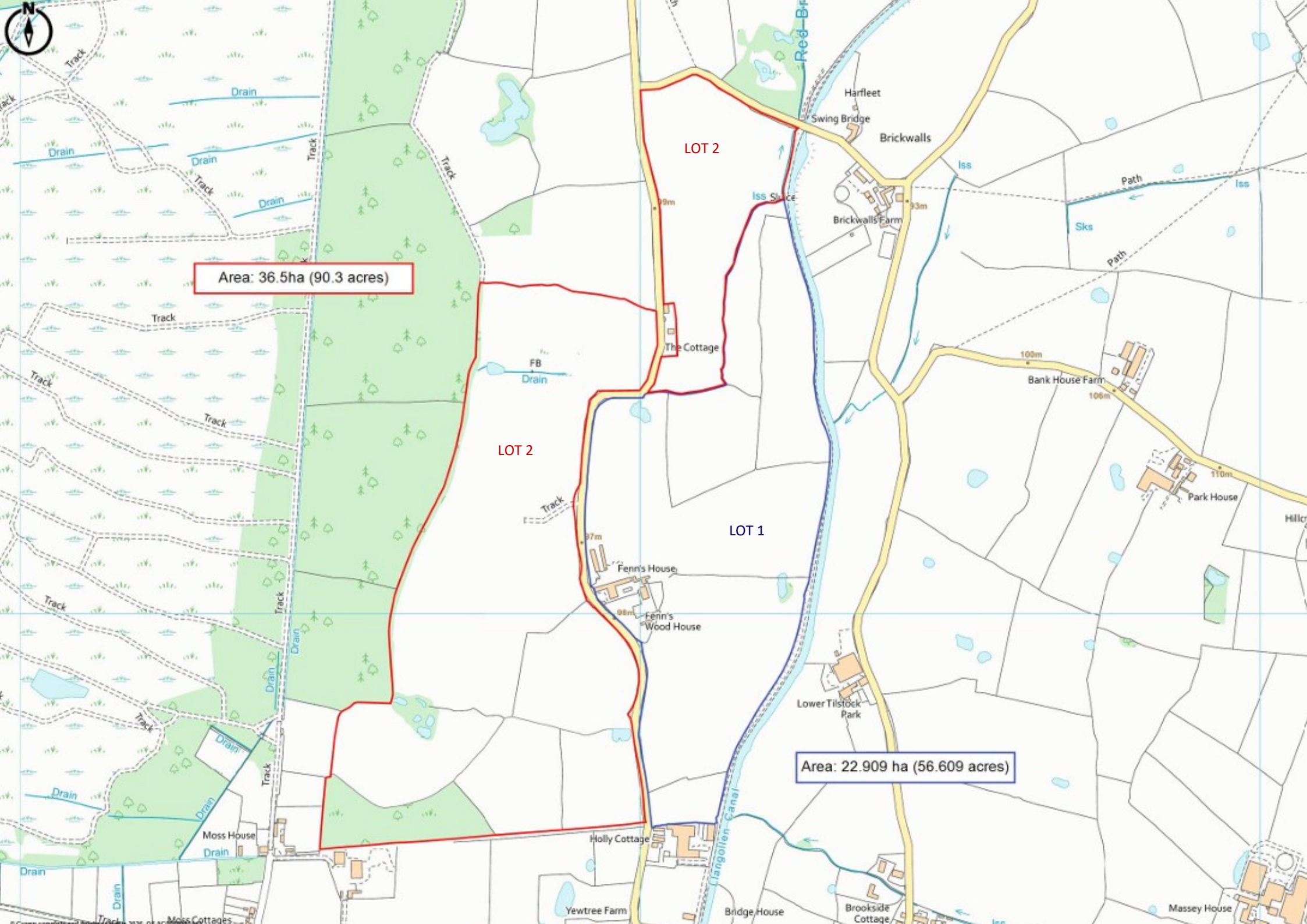
Offers In Excess Of £2,250,000

A charming period farmhouse requiring renovation, together with an impressive range of traditional farm buildings and approximately 147 acres of productive farmland and woodland, available as a whole or in two Lots.

Key Features

- Substantial detached six-bedroom period farmhouse requiring renovation and modernisation throughout.
- Attractive range of traditional red brick farm buildings with potential for alternative uses, subject to obtaining the necessary planning consents.
- Lot 1: Farmhouse, traditional buildings and approximately 56.6 acres of gardens, pasture and woodland.
- Lot 2: Approximately 90 acres of productive agricultural land, comprising Grade 1, Grade 2 and Grade 3a farmland well suited to livestock grazing, mowing or for cropping in arable rotations.
- Idyllic, private rural location yet within easy reach of Whitchurch and other local amenities.
- Borders the Shropshire Union Canal and benefits from attractive countryside walks and wildlife on the doorstep.
- EPC rating E







Description

Fenns Wood House is an exceptional rural holding, occupying a wonderfully secluded position in the attractive countryside of North Shropshire. Occupying an attractive setting within its own grounds, the property combines a substantial period farmhouse, a traditional range of farm buildings and productive agricultural land, creating an exciting opportunity for farmers, lifestyle purchasers and investors.

The property is offered for sale as a whole or in two Lots and presents significant potential for enhancement. Whilst requiring a programme of renovation and modernisation, Fenns Wood House offers purchasers the opportunity to restore and create a superb country residence.

The farmhouse is a characterful family home arranged over three floors and retains many traditional features. With generous accommodation extending to six bedrooms, attic rooms and a variety of reception rooms, the property provides excellent proportions and considerable scope to create a stunning countryside family home.

Externally

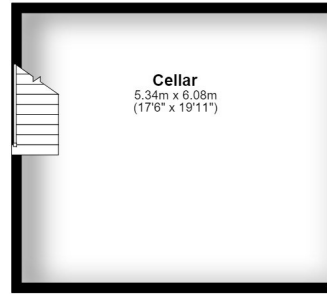
Fenns Wood House occupies an idyllic rural position close to the England-Wales border, situated north-west of the village of Whixall. The holding extends to approximately 147 acres and comprises a productive mix of arable land, permanent pasture and woodland well suited to livestock grazing, mowing or for arable rotations.

The farm enjoys a peaceful and unspoilt setting whilst remaining accessible to nearby towns and transport links. The surrounding land offers a combination of agricultural productivity, environmental interest and amenity value, making it suitable for a range of farming and lifestyle pursuits.



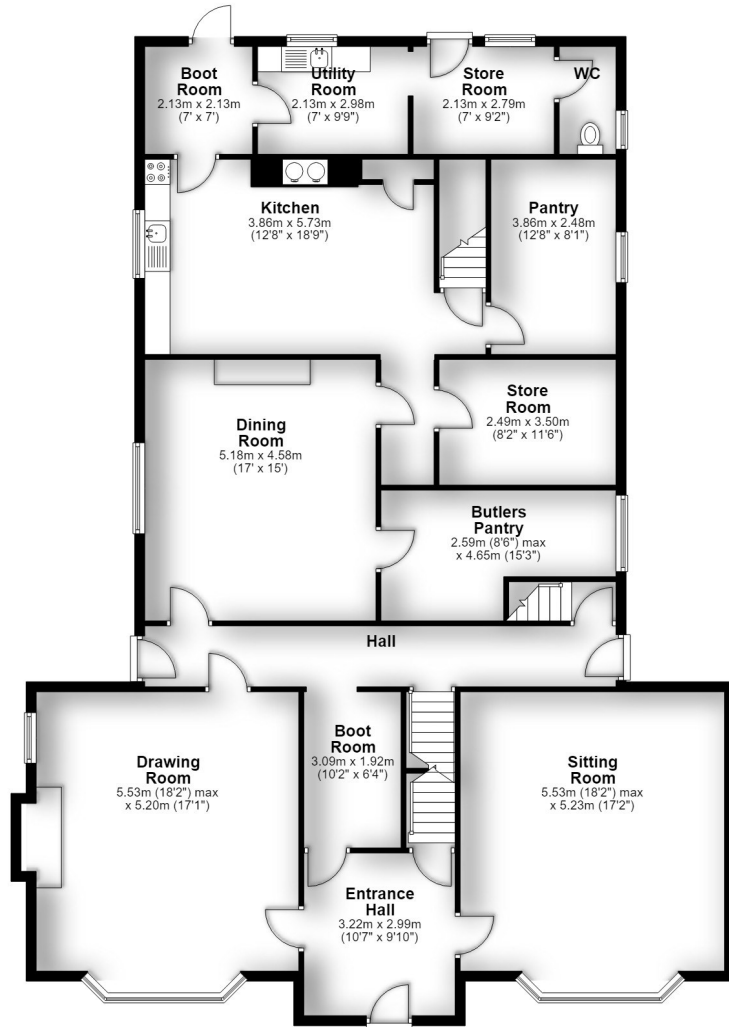
Basement

Approx. 32.4 sq. metres (349.1 sq. feet)



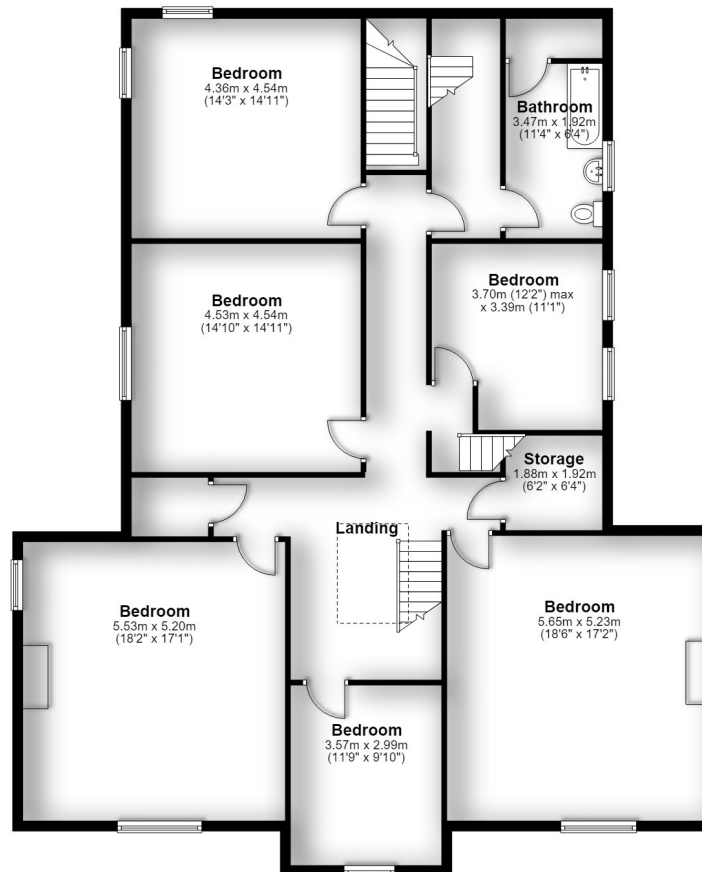
Ground Floor

Approx. 198.0 sq. metres (2131.5 sq. feet)



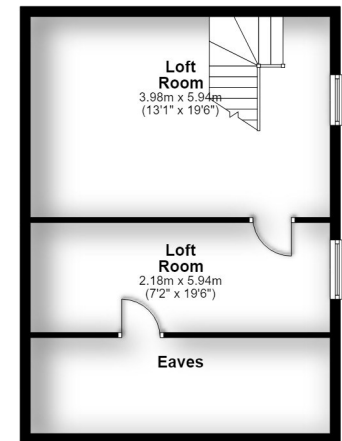
First Floor

Approx. 174.8 sq. metres (1881.5 sq. feet)



Second Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 454.2 sq. metres (4889.4 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

**Lot 1 - Offers In Excess Of: £1,350,000**

Lot 1 extends to approximately 56.6 acres and includes the farmhouse, traditional farm buildings, gardens, orchard areas and surrounding land. Positioned centrally within the holding, the farmhouse is approached through mature gardens which offer potential for landscaping.

The accommodation briefly comprises: utility room, store room, boot room, kitchen, WC, pantry, dining room, butler's pantry, drawing room, sitting room, cellar, six double bedrooms with a family bathroom and two attic rooms.

Adjoining the farmhouse is an attractive courtyard range of traditional brick agricultural buildings. These buildings benefit from mains water being available but not currently connected, and mains electricity. The buildings offer excellent potential for conversion or diversification, subject to the necessary planning permissions. Possible future uses may include ancillary accommodation, holiday lets, home offices, workshops or multi-generational living. The traditional barns will be subject to an uplift provision.

The land within Lot 1 is predominantly pasture with areas of woodland and wildlife habitat. Parts of the land have seen limited management in recent years and would benefit from cultivation and improvement.

Services

Private drainage

Water is supplied to the property via a private well

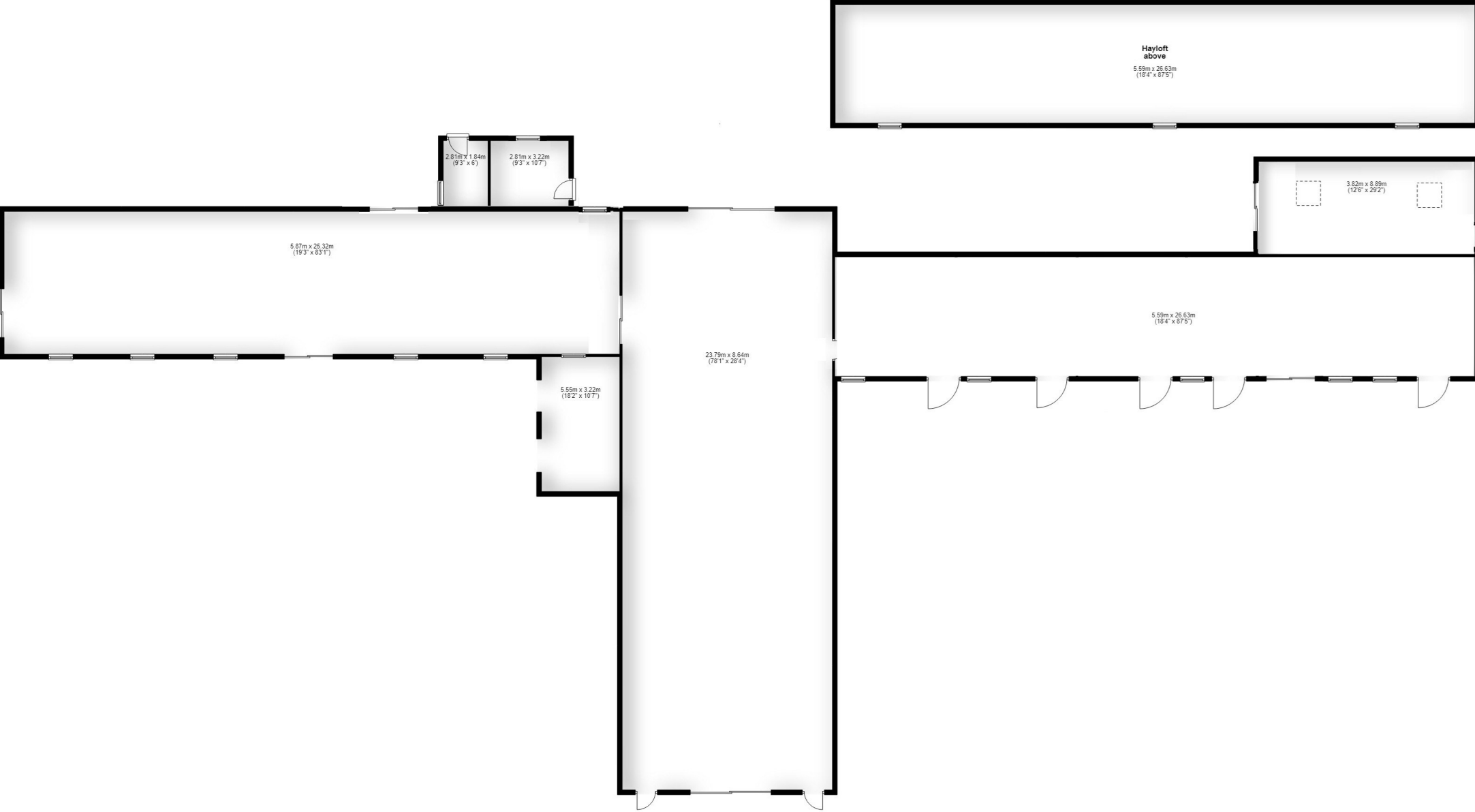
Mains electricity

Wrexham County Borough Council

EPC rating - E

Council Tax Band - H

Outbuilding
Approx. 702.3 sq. metres (7559.5 sq. feet)



Total area: approx. 702.3 sq. metres (7559.5 sq. feet)
Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

Lot 2 - Offers In Excess Of: £900,000

Lot 2 comprises approximately 90 acres of agricultural land extending towards the renowned Fenn's, Whixall and Bettisfield Mosses National Nature Reserve.

The land includes a productive combination of arable and grassland, much of which is suitable for modern agricultural practices. The agricultural land is classified as Grade 1, Grade 2 and Grade 3a, reflecting its versatility and productive capability.

The Lot also includes a small area of ancient semi-natural woodland, adding environmental and amenity value to the holding.

Grazing and Cropping Licence

Part of the agricultural land is currently occupied under a grazing and cropping licence, which is due to expire on 31st October 2026.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser (s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Location

Fenns Wood House enjoys a delightful rural setting surrounded by attractive open countryside, offering privacy whilst remaining within easy reach of local amenities. The market town of Whitchurch, located less than five miles away, provides a comprehensive range of shopping, educational, healthcare and recreational facilities. Further amenities and employment opportunities are available in Shrewsbury and Wrexham, both of which are easily accessible.







**Probate**

The property is currently subject to a grant of probate, and completion will be conditional upon probate being obtained.

Development Uplift Provision

The traditional farm buildings included within Lot 1 will be sold subject to an uplift clause. The uplift will apply to any increase in value arising from the grant of planning permission for residential conversion or other non-agricultural development. Further details are available from the selling agents.

Tenure

The property is offered freehold. Vacant possession will be given on completion of the farmhouse, buildings and any land not occupied under licence. Part of the agricultural land is currently occupied under a grazing and cropping licence which expires on 31 October 2026.

Method of Sale

Private treaty.

Agri-Environment Schemes

The farm is not subject to any schemes.

Please note: the property is located within a Nitrate Vulnerable Zone.

Basic Payment Scheme

The land has been registered for BPS. Payments for this year will be retained.

Directions

From Whitchurch, follow the A41 (Whitchurch Bypass) towards Wrexham. At the roundabout, take the first exit onto the A525 (Wrexham Road). After approximately 1.1 miles, turn left onto the A495 (Ellesmere Road). Continue for 0.8 miles before turning left onto Fenns Bank Road. Proceed for approximately 2 miles, where Fenns Wood House will be found on the left-hand side.

What3words: [///remarks.salaried.handover](#)

Viewing Arrangements

Strictly by appointment with the selling agent,
Roger Parry & Partners LLP.

Richard Corbett & Millie Home

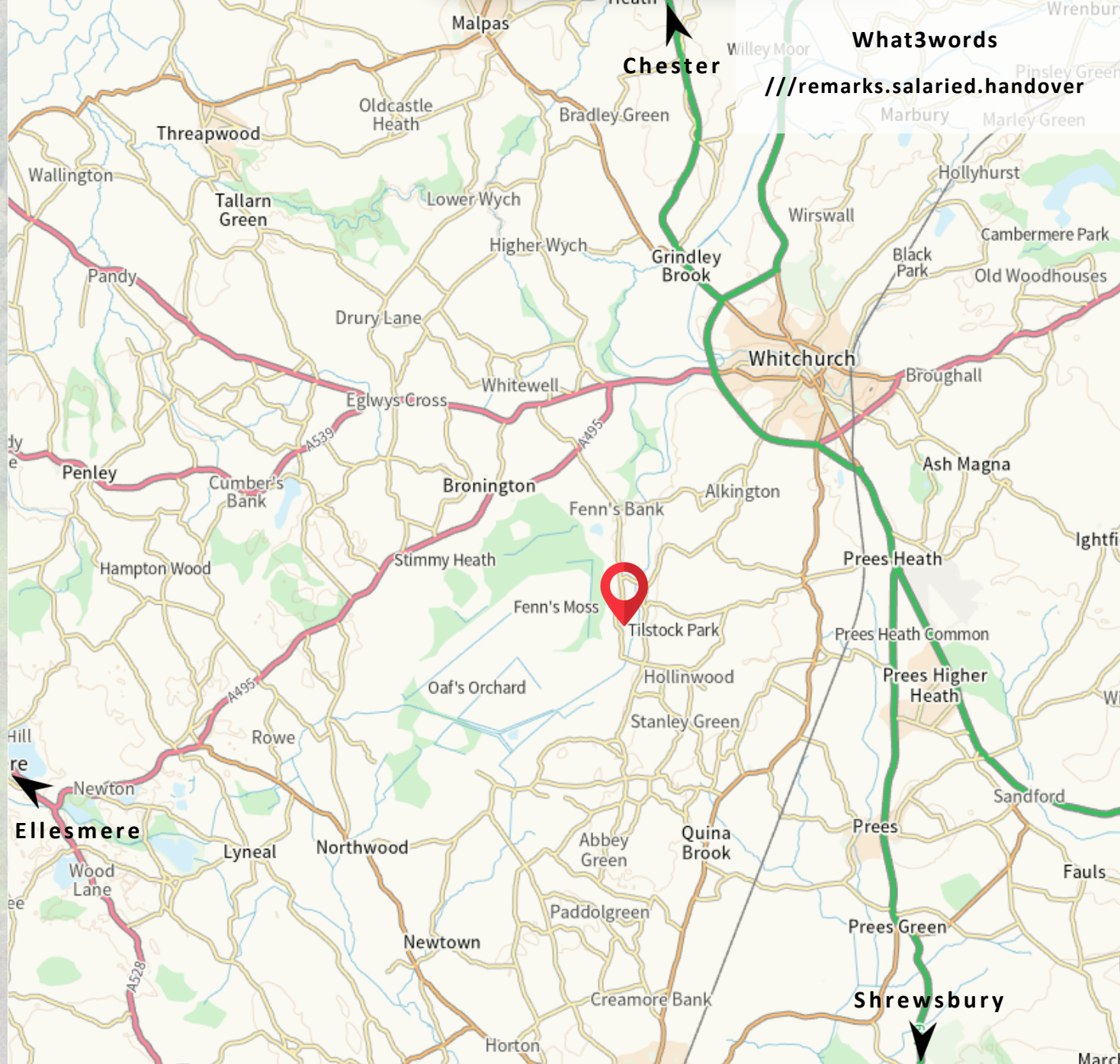
Roger Parry & Partners LLP

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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.