



GRANGE FARMHOUSE

POOLHEAD | SHREWSBURY | SY4 5QY





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Wem 3.2 miles | Whitchurch 9.3 miles | Ellesmere 8 miles | Shrewsbury 14 miles
(all mileages are approximate)

THIS WONDERFUL DETACHED FORMER FARMHOUSE OFFERS SPACIOUS
ACCOMMODATION OVER THREE FLOORS AND INCLUDES A SELF
CONTAINED ANNEXE, LARGE GARDENS AND LAND TO 1.25 ACRES.

Detached Family Home in a Quiet Rural Location
Over 2,500ft² of Accommodation & Self Contained Annexe
Courtyard, Large Gardens, Ample Car Parking & Garage
Large Paddock to 1.25 acres with Amazing Views
Available with NO UPWARD CHAIN



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

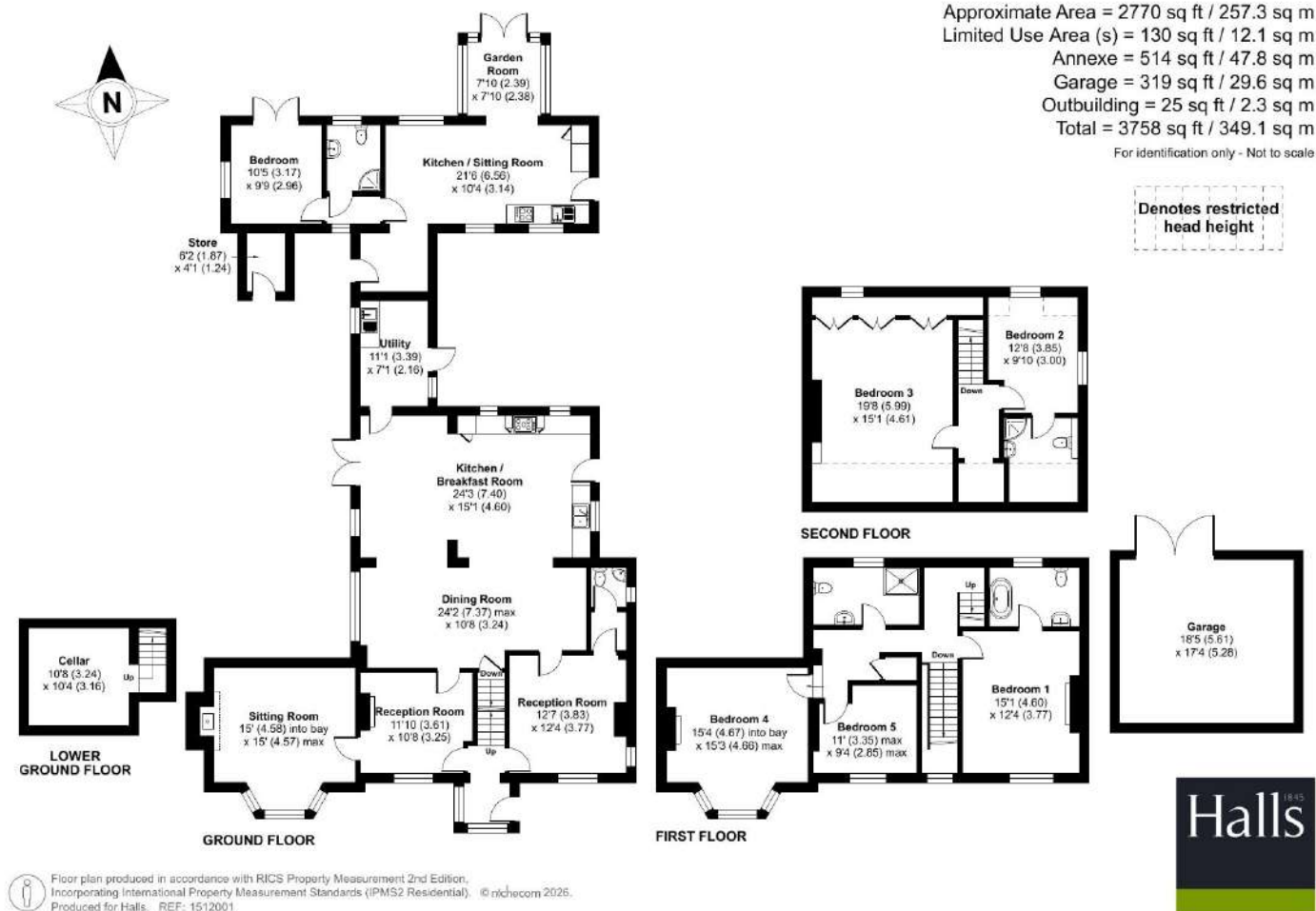
Grange Farmhouse is an impressive and spacious detached period farmhouse, occupying an attractive rural position at Pool Head, near Wem, Shropshire. The property has recently undergone a comprehensive programme of modernisation and improvement by the current sellers, successfully combining the character and charm of a traditional farmhouse with the comfort and practicality expected of a modern family home.

SITUATION

Pool Head enjoys a peaceful rural setting amidst the attractive North Shropshire countryside, surrounded by open farmland, mature hedgerows and quiet country lanes. The area offers excellent opportunities for walking, cycling and enjoying the surrounding countryside, whilst remaining conveniently located for local amenities. The nearby market town of Wem offers a good range of everyday facilities including independent shops, cafés, public houses, restaurants, a supermarket, doctors, dental practice and library. The town has a charming historic character, centred around its market square, and also benefits from local schools and a strong community atmosphere. Wem railway station provides regular services towards Shrewsbury and Crewe.

PROPERTY

Offering generous accommodation arranged over three floors, together with a superb self-contained one-bedroom annexe, Grange Farmhouse provides an exceptional amount of versatile living and bedroom space. The property retains a wealth of period features, complemented by double-glazed windows, attractive tiled and exposed timber floors, recently certified electrics, new consumer unit and modern oil-fired heating.



A welcoming entrance porch opens into the reception hall, providing access to the principal living accommodation. The spacious living room offers a comfortable setting, while the study/family room provides excellent flexibility for a further reception room. A particular feature of the house is the impressive open-plan kitchen/diner, fitted with a large central island incorporating a breakfast bar. Off the kitchen is a useful laundry room, together with a door providing access to the cellar.

The first floor provides three generous double bedrooms, including one with en-suite, plus a family shower room. Two further double bedrooms and an en-suite shower room occupy the second floor.

The self-contained annexe offers excellent versatility for relatives, guests, older children or home working, with its own entrance, study, sitting room, kitchen/diner, garden room, double bedroom and shower room.



GARDENS

Externally, the property is approached from the lane onto an attractive in-and-out block-paved driveway, providing ample parking for numerous vehicles. A timber-framed detached double garage offers useful garaging and storage. There is also an EV charger point on the drive.

The gardens are equally appealing, with an enclosed garden to the side of the house incorporating areas of lawn together with decked and paved seating terraces, providing excellent spaces for outdoor dining and entertaining. A courtyard lies to the far side of the farmhouse, while the annexe is complemented by a large rear garden, creating a pleasant private outdoor space.

PADDOCK

A significant additional attraction is the approximately 1.25-acre paddock situated directly across the road. The paddock benefits from a water supply and includes areas of grazing land together with a recently planted coppice containing a selection of native trees. To the upper part of the paddock is a particularly attractive level area, from which there are wonderful far-reaching views across the surrounding Shropshire countryside. This secluded elevated position would make an ideal location for a hidden summer house, garden retreat or simply a peaceful spot from which to enjoy the landscape.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Central heating & domestic hot water are provided by an oil fired boiler to the house and annexe. Drainage is to a septic tank.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - TBC

DIRECTIONS

What3Words [///sideboard.smarter.forever](https://www.what3words.com/sideboard.smarter.forever)

It is best to use the What 3 Words Code. From the centre of Wem drive out along the High Street and turn right into Lowe Hill Road. Follow the road for just over a mile and at a junction turn left and then immediately right and follow for just over a mile and turn right sign posted Poolhead and Rye Bank. The house is about ½ of a mile down on the left hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

