





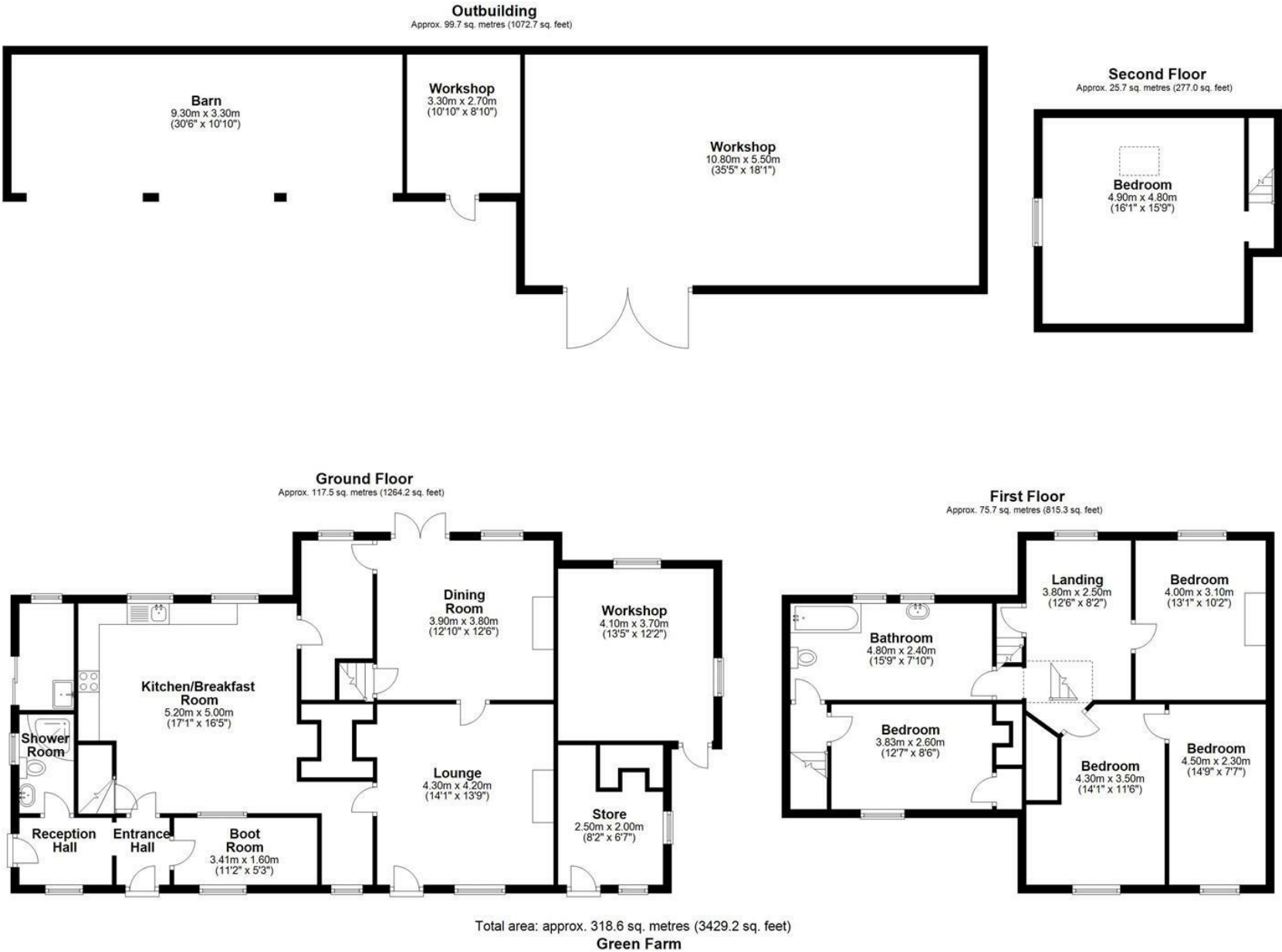
Green Farm Plox Green, Minsterley, Shrewsbury, SY5 0HT
Offers In The Region Of £499,995

Green Farm is a most impressive, spacious and desirable Grade II listed, detached former farmhouse. Providing extensive and versatile accommodation, it has two timber framed barns (right for conversion subject to necessary permissions) and attractive mature generous gardens with lovely views in a sought after rural location. The property boasts a wealth of charm and character, whilst offering flexible and versatile living accommodation. To the ground floor, there are two main reception rooms, a generous breakfast kitchen, shower room, study and boot room. To the first floor, there are three bedrooms, together with a generous landing area and family bathroom. To the second floor, is an additional delightful bedroom with a wealth of exposed timbers, providing a lovely outlook. Outside, the property has a generous amount of driveway parking, which in turn gives access to the outbuildings that comprise of a three-bay, open fronted, former barn and feature workshop. The gardens are beautifully established and attractively maintained, comprising mostly of large flowing lawns, interspersed with numerous shrubbery beds and border.





Floor Plan
(not to scale - for identification purposes only)



An impressive and particularly spacious detached Grade II Listed former farmhouse. Providing extensive and versatile accommodation, it has two timber framed barns (right for conversion subject to necessary permissions), attractive mature generous gardens with lovely views in a sought after rural location.

Situation - The property is situated just outside the village of Minsterley at Plox Green. This small hamlet is surrounded by open countryside and beautiful scenic walks. The village of Minsterley offers a selection of amenities, including a petrol station with an adjoining mini Morrisons supermarket. There is also a church, primary school and take away. The next village of Pontesbury also provides a comprehensive range of amenities, whilst a wide range of facilities can also be found at Shrewsbury, including a rail service. Alternatively, further west is the market town of Bishops Castle.

Reception Hall

Entrance door leading into Reception Hall with quarry tiled floor. Archway through to inner hall. Door through to:

Shower Room

With quarry tiled floor. Providing a white suite, comprising low level WC, wash hand basin, set on a bespoke vanity unit, with storage cupboards under. Corner shower cubicle with wall mounted electric shower. Heated towel rail.

Inner Hall

With quarry tiled floor. Panelled part glazed door through to garden. Doors off and to:

Boot Room

Providing ample storage space.

Breakfast Kitchen

With attractive beamed ceiling and tiled floor. A range of matching eye and base level storage cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Space for fridge freezer. Space and plumbing for dishwasher. Space and connection for electric cooker. Secondary glazed windows offering picturesque views. Door giving access to staircase to first floor.

Study

With beamed ceiling and lovely outlook.

Dining Room

With twin glazed French doors leading to gardens and offering lovely views. Access door to main staircase to first floor.

Living Room

With feature fireplace, Village wood burner and stone hearth, exposed brick chimney breast with oak mantle. Lovely beamed ceiling. Secondary glazed window. Boarded door leading to front gardens.

Utility

Providing a stainless steel sink unit and drainer, space and plumbing for washing machine. Oil Worcester fired central heating boiler.

First Floor Landing

Stairs leads from Dining Room to First Floor Landing with beautiful exposed timbers. Lovely outlook over adjoining fields with hills beyond. There is a further second staircase which leads from the Kitchen Diner to a separate First Floor Landing which has doors to Bathroom and Bedroom Three.

Bedroom One

With a wealth of character and exposed timbers. Secondary glazed window providing a lovely outlook. Door to:

Dressing Room / Nursery

With exposed wall and ceiling timbers.

Bedroom Two

With exposed timbers and a secondary glazed window that offers lovely views.

Bathroom

With a wealth of exposed timbers. Providing a suite comprising low level WC, wash hand basin, set on vanity unit, with storage cupboards under. Panelled bath. Lovely open aspect to rear.

Bedroom Three

With lovely exposed boarded flooring. Exposed wall and ceiling timbers. Secondary glazed window. Useful built in wardrobe with hanging rail.

Second Floor Bedroom

A narrow wooden staircase leads to a beautiful room with pitched ceiling, a wealth of exposed timbers, oak boarded flooring and dual aspect windows with secondary glazing. Attractive exposed brickwork. Built in store cupboard off.

Outside

The property is approached over a shared access driveway that, in turn, then leads onto a generous gravelled driveway parking area with space for numerous vehicles. Beyond the driveway parking area is a part-gated entrance that leads through to the outbuildings.

Outbuilding 1 - 3 Bay open-fronted former barn with adjoining Garden Store.

Outbuilding 2 / Workshop - Built of brick under tiled roof, part timber clad. Twin timber entrance doors. Numerous power and light points. Part boarded eaves storage area.

The Gardens - Flanking the driveway on one side is an area laid to lawn which incorporates an attractive nature pond, together with a variety of specimen shrubs and trees including Oak. Sitting adjacent to the front of the property are further generous flowing lawns interspersed with a range of shrubbery beds and borders. The front gardens offer a lovely outlook towards East Ridge woods and the Stiperstones. The gardens then wrap around the property to one side providing further lawns.

Further useful additional buildings include: Utility with space and plumbing for appliances and housing oil central heating boiler. Store with a former bakers oven, power points. In addition, there is a separate workshop of a good size with power and light points. The rear gardens are also predominantly lawned together with a number of fruit trees. It should also be noted that the rear gardens have a stunning outlook over adjoining farmland with hills beyond including the Callow.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water and electric are connected. Foul drainage is to a septic tank (which we understand requires replacing - further information can be obtained from the office). Oil fired central heating. We understand the Broadband Download Speed is: Basic 11 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury proceed west along the Bishops Castle Road (A488) passing through the villages of Hanwood and Pontesbury. On reaching Minsterley proceed to a mini roundabout and take the first exit onto the Bishops Castle Road. Travel for about one mile and the drive to the property will be identified on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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.