



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Manor Farm, Lee Brockhurst, Shrewsbury, SY4 5QH

**£700,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: C7673/WM/KQ

An immaculately presented and completely renovated, five bedroom, Grade II Listed farmhouse offering spacious and versatile accommodation with a wealth of charm and character.

This superior, individual Grade II Listed farmhouse has been completely renovated to provide spacious accommodation, yet retaining many original features including original fireplaces, 17th century doors, ceiling beams and timbers. This five bedroom property has accommodation arranged over three floors and is set within a good sized and well stocked garden extending to approximately 1/3 of an acre. The property has been rewired and a new roof have been fitted to the garages and benefits from a biomass boiler fed by wood pellets, as well as the original oil fired central heating boiler.

The property is attractively and conveniently positioned towards the fringe of this much sought after village which is surrounded by unspoilt countryside and stunning woodland walks. Commuters are well placed for easy access to nearby towns including Shrewsbury and Wem, which both provide a vast arrange of amenities including good schools, local shops and a rail service.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

DINING ROOM

15'1" x 17'0" (4.60m x 5.18m)

Beamed ceiling timbers

Clearview wood burning stove

LIVING ROOM

15'8" x 17'0" (4.78m x 5.18m)

Wainscoting panelling to the walls

Beamed ceiling

Clearview log burning stove with surround and mantel

KITCHEN / BREAKFAST ROOM

17'5" x 16'3" (5.30m x 4.95m)

Beautifully fitted with a range of matching wall and base units

Central island unit

Tiled flooring

Range cooker

American style fridge freezer

Door to:

BOOT ROOM

Original timber beams

Door to garden

INNER HALL

PANTRY

6'5" x 3'8" (1.95m x 1.12m)

Fitted shelving

SHOWER ROOM

Neatly fitted with a large walk in shower

Wash hand basin, wc

Window

UTILITY

17'5" x 9'2" (5.30m x 2.80m)

Fitted with matching units with space for washing machine

CONSERVATORY

Double glazed windows enjoying views over the garden

French doors to the garden

Ceiling fan

OAK STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with large store cupboard.

BEDROOM 1

15'6" x 17'9" (4.72m x 5.41m)

Original wall and ceiling timbers

Original cast iron fireplace

BEDROOM 2

12'4" x 17'9" (3.77m x 5.41m)

Original cast iron fireplace

Ceiling timbers

INNER LANDING

Ceiling timbers

BEDROOM 3

17'8" x 12'4" (5.39m x 3.75m)

Cast iron fireplace

BATHROOM

Neatly fitted with a free standing roll top bath

Corner shower cubicle

Wash hand basin, wc

STAIRCASE from first floor landing to SECOND FLOOR LANDING with many original timbers.

BEDROOM 4

16'1" x 11'3" (4.90m x 3.44m)

Vaulted ceiling timbers

Door to large store room.

BEDROOM 5

10'6" x 11'3" (3.19m x 3.44m)

Vaulted ceiling timbers

OUTSIDE THE PROPERTY

GARAGE / GAMES ROOM

17'10" x 12'9" (5.44m x 3.89m)

Electric roller door

GARAGE 2

17'10" x 9'9" (5.44m x 2.97m)

Electric roller door

Door to:

WORKSHOP

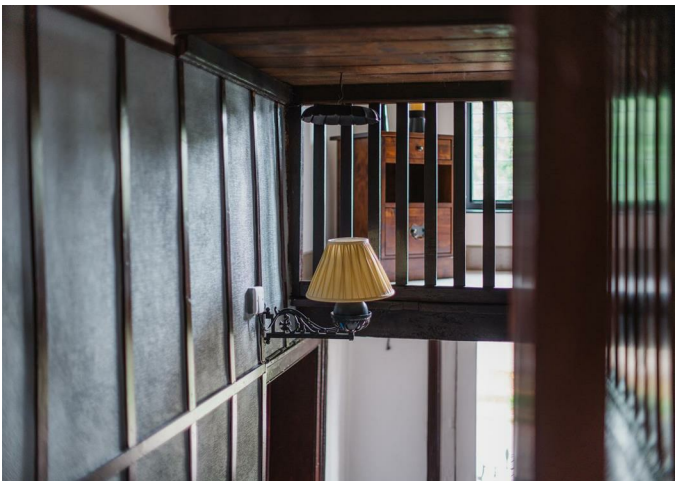
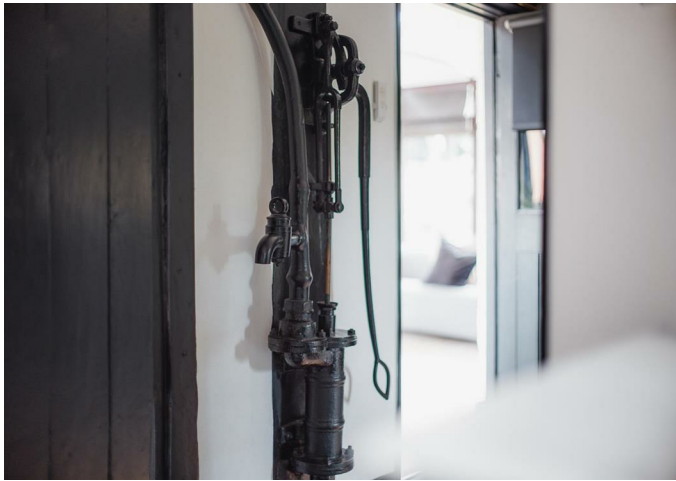
17'10" x 10'0" (5.44m x 3.05m)

Power and lighting.

Door to side of property

The property is divided from the road by a dwarf sandstone wall with cast iron pedestrian gate with pathway flanked by gravelled area with shrub borders. Driveway leading to wooden gates providing secure parking space.

Good sized, well stocked garden laid mainly to lawn with gravelled seating area, further paved seating area and a host of established trees, mature shrubs and herbaceous borders. Kitchen garden with Old Water Pump. Newly fitted Pergola providing a superb entertaining space. Outside cold water tap, lighting and electrics. Log Store / garden store shed.







FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

From Shrewsbury take the A49 north through the village of Hadnall and Preston Brockhurst. Continue on and after about 1 mile, the road drops down into a dip. Take the left turning signposted Lee Brockhurst, proceed through the village to the far end and the property will be seen on the left hand side.



SERVICES

We understand that mains water and electricity are connected. Foul drainage to a shared private modern treatment plant. Oil fired central heating and biomass wood burner.

TENURE

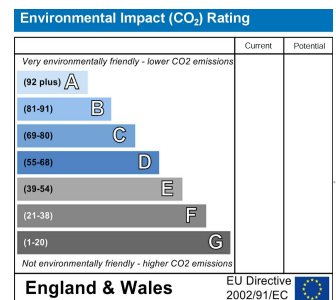
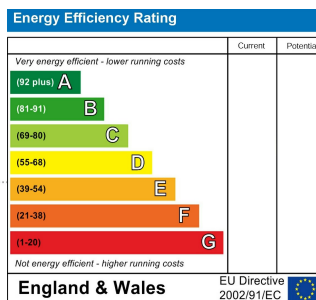
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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