



Fabulous lifestyle/equestrian opportunity with 12.74

Prolly Moor, Wentnor, Bishops Castle, Shropshire, SY9

£695,000 Freehold





Idyllic setting in Shropshire Hills and area of outstanding natural beauty • Access directly onto the Long Mynd • Opportunity to extend and develop • Fabulous views • Stables and ménage

Local Information

Fir Tree Farm is located in the heart of the South Shropshire Hills, an area of outstanding natural beauty and a haven for wildlife. The area is particularly sought after for its scenery and offers thousands of acres of walking, cycling and riding countryside on your doorstep.

Prolly Moor is a small settlement just outside the nearby village of Wentnor which has renowned pubs, village church and store with an “outreach” post office service. There is an “outstanding” village primary school in Norbury, only 2.5 miles away whilst secondary schools in Church Stretton and Bishop’s Castle are both rated as good.

The market town of Church Stretton is 6.7 miles to the east, has a thriving community with many clubs and societies along with day-to-day amenities including restaurants, schools, doctors’ surgeries and a railway station on the main Manchester to Cardiff line.

The medieval county town of Shrewsbury is approximately 17 miles to the north and offers a wider range of independent shops, renowned schools and leisure facilities including The Theatre Severn. Alternatively, around 18 miles to the south is Ludlow, famed for its fine

gastronomic reputation, independent shops, racecourse and vibrant festivals.

Travel links within the area are good with the A49 linking Hereford in the south and Shrewsbury in the north. The A5 north via Oswestry towards Chester and east via the A5/M54 to Telford, Wolverhampton and Birmingham. Liverpool, Manchester and Birmingham airports are all within travelling distance.

About this property

Fir Tree Farm is an enchanting property, set in a wonderful rural idyll amidst the stunning countryside of the Shropshire Hills. It offers a wonderful opportunity to enjoy a rural lifestyle with equestrian facilities and is set in about 56 acres.

The property sits on the side of the Long Mynd, a heath and moorland plateau which is mostly owned and managed by the National Trust and enjoys the most magnificent views over the surrounding countryside. It has been within the same family for the last four generations and owned by our client since 1995.

The traditional, stone farmhouse could potentially be extended into the barn next door, with the necessary planning and building



regulations. It currently offers charming accommodation set over two floors and benefits from original features including a stone inglenook fireplace which houses a Clearview stove, quarry tile floor, wooden beams and doors.

There are two reception rooms, with the dining room having a captivating picture window which enthalls you the moment you walk in. The bathroom adjoins the kitchen, which has been recently fitted and has a selection of white units incorporating a Zanussi oven and hob. A stable door leads to an outside dining and entertaining area which is protected by a conifer hedge but has two wonderful arches framing the splendid views. Upstairs there are three bedrooms, with the master having two walk in wardrobes. A stone/brick barn connects to Fir Tree Farmhouse which could, subject to the necessary planning/building regulations, be incorporated into the main house.

Outside there is a generous parking area with a double car port and three bay Dutch barn, providing a useful storage area. The stable yard is well presented and has eight boxes, two of which are foaling corner boxes and one is a solarium/washroom. Water is provided via a pipe to the edge of the yard providing fresh spring water which comes directly from the Long Mynd. A former piggery building stands to the other side of the drive. The drive is publicly owned by the Local Authority who are responsible for the upkeep.

At the head of the drive is an excellent 20m x 40m woodchip

ménage, with an excellent drainage system which was resurfaced around 18 months ago. It is mostly fenced with post and rail fencing and has 3 large mirrors at the far end. The land extends to approximately 56 acres and has the benefit of bordering a bridleway which leads on/around The Long Mynd and offers extensive hacking opportunities.

Tenure

Freehold

Local Authority

Shropshire

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Telford Office.

Telephone:

+44 (0) 1952 239 500.



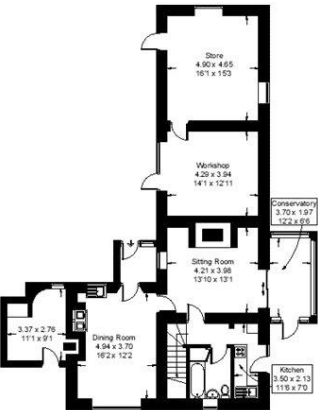


Prolly Moor, Wentnor, Bishops Castle, Shropshire, SY9
Gross Internal Area 1839 sq ft, 170.8 m²
Outbuildings 267.9 sq m/ 2882 sq ft
Garage 31.0 sq m/ 334 sq ft

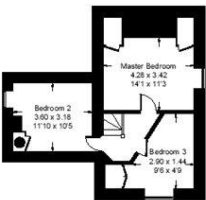
Tony Morris-Eyton
Telford
+44 (0) 1952 239 500
tmeyton@savills.com

Fir Tree Farm

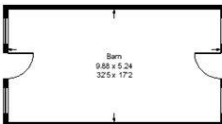
Gross Internal Area (approx)
House = 170.9 sq m / 1839 sq ft
Garage = 31.0 sq m / 334 sq ft
Outbuildings = 267.8 sq m / 2882 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



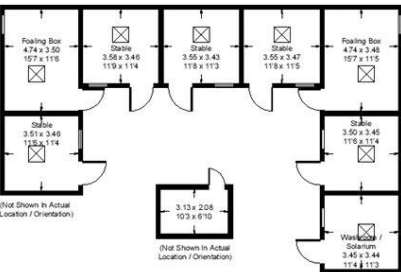
Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)

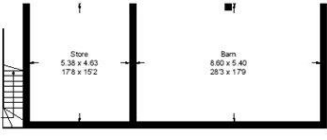


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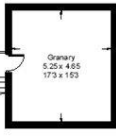
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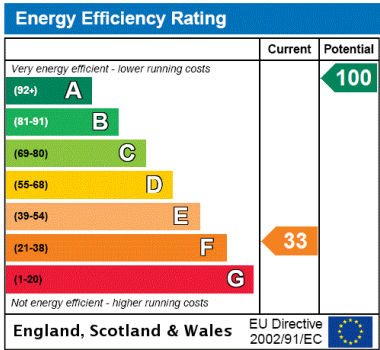
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(Not Shown in Actual Location / Orientation)



Outbuilding - First Floor



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