



AN ATTRACTIVE GRADE II LISTED PERIOD FARMHOUSE

PETSEY FARM, HODNET, MARKET DRAYTON, TF9 3JQ

savills

AN ATTRACTIVE GRADE II LISTED PERIOD FARMHOUSE IN ALL ABOUT 14.66 ACRES

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Freehold

- ◆ Grade II Listed Farmhouse, built in 1634
- ◆ Kitchen
- ◆ Utility
- ◆ 5 Bedrooms
- ◆ 3 Bathrooms
- ◆ Garden
- ◆ Range of Modern and Traditional
- ◆ Outbuildings
- ◆ Pasture Land
- ◆ In all about 14.66 acres

EPC rating = Listed Building

Situation

Petsey Farm is an impressive Grade II Listed farmhouse, with a range of modern and traditional farm buildings and pasture, all in approximately 14.66 acres. Petsey Farm is located in the charming village of Stoke on Tern, some 2.5 miles from Hodnet, an attractive village in the beautiful North Shropshire countryside. Hodnet offers a number of amenities including a traditional village shop and post office, florist, public house, unusual independent shops including an antique rocking horse shop and Church of St Luke, an impressive sandstone church built in the 14th Century.

There are a number of good schools in the surrounding area in both the state and private sector including renowned Grammar Schools in Newport and highly regarded schools in Shrewsbury including Shrewsbury School and Shrewsbury High School.

Train services are accessible at Stafford providing a direct service to London in approx. 1hr 17mins. The A53, A41 and A49 are easily accessible and link to the national motorway network.

Description

Arranged over two floors, including many original features, the house was extensively refurbished and renovated in 2017. Petsey Farm is quoted in Pevsners Architectural Guide, "A charming black and white house with some unusual details, dated 1634."

The front door opens into an entrance hall with tiled flooring which leads into an impressive drawing room with exposed beams and a feature fire place. The kitchen benefits from a range of built in cupboards and units with wooden worktops, a CookMaster cooker and extractor, large pantry, currently being used as an office, and a utility room leading off.



The sitting room is of particular interest, with 2 panels of Listed foliage and motifs painted across studs, now protected behind 2 pairs of doors.

There is a further living room, currently being used as a children's playroom and back hallway with quarry tiles leading to a W/C via a large cloakroom with access to the cellars.

The first floor is split into two, with a passageway providing a link between the two parts. The main staircase leads to 2 double bedrooms, the master en-suite and the family shower room. A second staircase leading from the kitchen provides access to a further double room and en-suite bedroom.

Outside

Petsey Farm is set in approx. 14.66 acres of farmland offering good grazing with the River Tern providing a picturesque, natural boundary to the East. The farm is situated down a private driveway which continues around the rear of the property where there is ample parking and access to the farm buildings. To the right of the house is a sizable garden laid to lawn.

The property benefits from a range of traditional and more modern farm buildings. Pre-application advice has been obtained from the Local Planning Authority for their view on the potential for conversion of the L shaped traditional stone barn into domestic accommodation, PREAPP/18/00285.

Adjacent to this is a large steel portal framed shed, previously used for cattle housing. Opposite is a further open fronted brick building with a pitched roof with further outbuildings behind.

Additionally there is another large steel portal framed shed.

There are also two separate Dutch barns, a concrete yard and slurry tank. To the east of the house is a wooden gardeners shed and a barn with a pitched roof.

Directions

From M54 Northbound, leave the motorway at junction 6. Take the A5223 signposted to A442/ Telford/ Whitchurch. Follow this road for approximately 3 miles. At the Shawbridge Service Station roundabout, take the 2nd exit onto the A442 heading north and continue through Wellington, Waters Upton and Peplow. At the roundabout, take the third exit onto the A53 to Newcastle. After approx. 0.7 miles turn right, signposted Stoke on Tern. After approx. 200m, the property is on your right hand side.



Agent Note

Proposed Farm Access Track

The vendor has applied for planning consent and will oblige themselves to build a new access track to the farmland and buildings to the west and rear of Petsey Farm. The new track will veer away from the current track in a westerly direction, skirting the land and buildings being sold with Petsey Farm. The vendor will construct the access track as per the specification plan, details available from the agent. The bell mouth entrance to Petsey Farm will be tarmacked up to the area where the new track veers away and the track will be constructed in stone on land outside of the boundary of Petsey Farm. The bell mouth entrance area will be sold with Petsey Farm, with the neighbouring farm (Cotton Farm) sharing in the use and maintenance of this area. The purchaser of Petsey Farm will additionally have the benefit of using the new access track in order to access the farm buildings.

Footpath

The vendor has recently been successful in modifying the route of the historic public footpath, taking this away from skirting around the farmhouse with the route now being on the boundary of the land being sold.

Brochure prepared

May 2019

Photos taken

July 2018

Tenure

Freehold

Local Authority

Shropshire County Council- Band E

Services

Mains water and electricity. Private Drainage. Oil central heating.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales particulars.

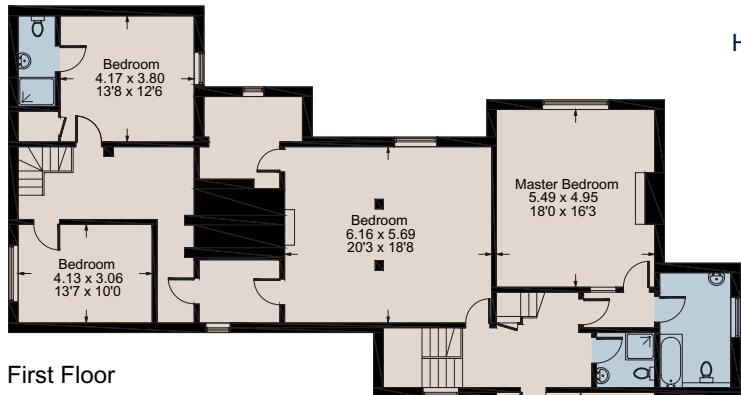
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.







First Floor



Ground Floor

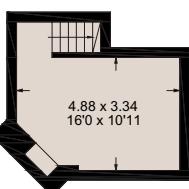
FLOORPLANS

Gross internal area (approx):

House = 368.5 sq m / 3966 sq ft

Cellar = 20.5 sq m / 221 sq ft

For identification only. Not to scale.



Cellar

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