An extremely appealing family home with stabling, outbuilding and set within about 6 acres.

Home Farmhouse, Edstaston, Wem, Shrewsbury, SY4 5RF

Freehold

savills

A wonderful period family home with spacious accommodation over three floors.

Exceptional modern steel framed outbuilding measuring 60 x 30 feet, with full height pitch roof.

Stabling for four horses plus a tack room/stable and fenced paddocks with water connected.

Within approximately two miles of Wem train station with direct links to Crewe, Manchester and London Euston.

Fibre Broadband is connected with speeds between 40-60 MB, offering the ability to work from home.

Location
Home Farmhouse is located in Edstaston, a small hamlet just a couple of miles outside Wem. Edstaston has a wonderful community with a village hall and at the heart of the village the wonderful St Mary's Church a Grade I Listed Norman chapel.

Good local amenities are available nearby in Wem, including a butcher, baker, medical centre, chemist, supermarket and public houses. The county town of Shrewsbury is approximately 13 miles to the south west and has a wide selection of major supermarkets, high street, independent and boutique shops, restaurants and bars, Theatre Severn and the Quarry Park which holds a number of events throughout the year.

The house is ideally placed for country walks, cycling and riding with a network of country lanes and scenic footpaths.

There are a number of highly regarded schools in the area including St Peters C of E Primary School, Thomas Adams School, Ellesmere College, Oswestry School, Adcote, Shrewsbury School, Shrewsbury High School and Packwood Haugh. There is a daily bus from Wem to Ellesmere College, Oswestry School and Adcote.

Home Farmhouse offers the opportunity for rural living with the convenience of excellent communication links nearby. The A49 provides access onto the A5 and M54 for Telford, Shrewsbury and Chester. Wem Railway Station provides a regular service to Shrewsbury, Manchester and Crewe and all offer direct onward travel to London Euston. Travel time to London from Crewe is approximately 1 hour and 30 minutes. The regions international airports include Birmingham, Liverpool and Manchester.

Accommodation
Home Farmhouse has a wonderful feel as a family home, with plenty of character but also offering formal and informal reception space.

The main entrance opens into a spacious entrance hall with a cloakroom and internal doors leading into the inner hallway which opens out into an open plan living space. The sun room offers wonderful views over the garden and paddocks with doors opening out onto the terrace, allowing in plenty of natural light through large glazed windows. There is an internal electric fire and underfloor heating which extends through into the dining area along with flagstone floor.

A useful boot room provides a separate access outside onto the terrace, with a further door leading into an enclosed dog run.

The farmhouse style kitchen breakfast room has an inglenook fireplace and the multi fuel stove has a back boiler for efficient water heating alongside the oil-fired boiler and emersion heater, which is a real feature. There are a number of fitted units with a solid oak worktop, Belfast sink, integrated fridge, dishwasher and an electric Rangemaster cooker with a gas hob. The utility room has fitted cupboards and space for white goods.

From the main hallway a door leads through to the front of the house and the formal reception rooms, of which is a sitting room, which is dual aspect with an inglenook open fire place and exposed beams. There is a further reception room, formerly a dining room and currently used as a play room with a feature fireplace.

Stairs rise to the first floor landing which is extremely spacious and leads to the snug area currently used as a home office but could be used as further reception space with wonderful views towards Hawkstone Park. Off the landing is the principal bedroom with en suite bathroom, a family bathroom with a separate shower, a double bedroom with built in wardrobes with lovely views, and a further double bedroom with feature fireplace.

From the main landing a staircase leads up to a second floor at the front of the house with a shower room, and two double bedrooms and a second staircase from the first floor landing leads to two further double bedrooms to the rear of the house.

Outside
The outbuildings and paddocks can be accessed from the main road via a second vehicular entrance as well as internally via a side gate from the garden path, which leads to the stable yard housing four wooden stables and a tack room/stable.

The steel portal shed is adjacent and offers cantilever overhang roof protection and large double sheeted steel doors and small personnel door leading to plenty of space for housing animals, vehicles, hay and straw etc. Gateways from the yard lead into the paddocks with the boundary fence and much of the internal fencing consisting of high tensile horse mesh along with some sections of post and rail and water connected to all fields.

Directions:
Head north on the A49 towards Whitchurch and turn left onto the B5063 Shawbury Road signposted Wem. On entering Wem turn right under the bridge and then right at the 'T' junction onto the High Street. Take the first left onto New Street and continue along the B4576 before turning left signposted Edstaston Church. The property can be found after a short distance on your right hand side.

Tenure: Freehold

Services: Mains water, electricity, oil central heating. Private drainage.

Local Authority: Shropshire Council. Band G.

The property is offered for sale by private treaty.

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

Brochure prepared: 11/2022
Photographs taken: 11/2022

Home Farmhouse, Shrewsbury
Main House gross internal area = 5,007 sq ft / 465 sq m
Garage gross internal area = 360 sq ft / 33 sq m
Livestock Shed gross internal area = 1,800 sq ft / 167 sq m
Stable gross internal area = 759 sq ft / 71 sq m
Outbuilding gross internal area = 157 sq ft / 15 sq m

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The position & size of doors, windows, appliances and other features are approximate only.
⊏ − − − ⊐ Denotes restricted head height
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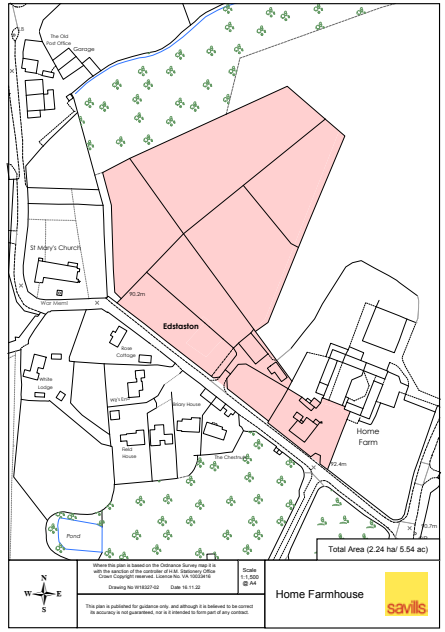

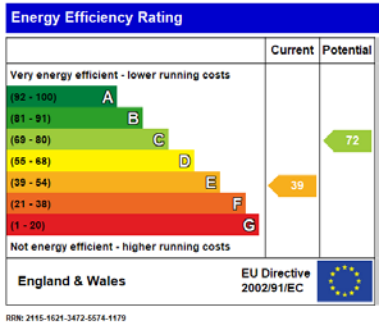

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