



Oakfields Farm,  
Northwood, Nr Wem, Shropshire, SY4 5UG  
Offers in the region of £745,000

Halls<sup>1845</sup>

# Oakfields Farm, Northwood, Nr Wem

A very well presented and superbly appointed country house with attractively landscaped gardens, an extensive range of outbuildings and pasture paddocks extending, in all, to approximately 10.5 acres, or thereabouts, situated in a splendid rural location a short distance from the popular North Shropshire town of Wem.

- Superbly Appointed
- Country House
- Landscaped Gadens
- Extensive Outbuildings
- Pasture Paddocks
- Ext To Approx 10.5 Acres
- Splendid Rural Location
- Viewing Essential

Viewing: Strictly by prior appointment with the sole Selling Agents Ellesmere Office.

## DESCRIPTION

Halls are proud to present Oakfields Farm at Northwood, Nr Wem, for sale by private treaty.

Oakfields Farm is a very well presented and superbly appointed country house with attractively landscaped gardens, an extensive range of outbuildings and pasture paddocks extending, in all, to approximately 10.5 acres, or thereabouts, situated in a splendid rural location a short distance from the popular North Shropshire town of Wem.

The 'homestead' is an attractive country house which has been sympathetically refurbished and extended to an exacting standard by the current vendors. The spacious internal accommodation comprises, on the ground floor, an entrance porch, dining hall, lounge, open plan kitchen/breakfast room opening into a family/garden room, rear entrance hallway, utility room and downstairs cloakroom. On the first floor there are four double bedrooms, master bedroom and bedroom two both with ensuite shower facilities, and a family bathroom. The property has the benefit of double glazed windows throughout, oil fired central heating and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by attractively landscaped gardens including a flagged paved patio area, providing an ideal outdoor entertaining space, leading onto lawned gardens with various interspersed maturing shrubs and trees.

The outbuildings are a particularly notable feature of the property and are conveniently situated close to the house. The outbuildings are most extensive for a smallholding of this size, comprising an 8 bay portal framed machinery storage building, former milking parlour, former cubicle shed and a workshop extending to over 2000 sq. Feet to name only a few. The outbuildings have immense potential for adaptation/alteration to suit to ones individual requirements.

The land is, also, a notable feature of Oakfields Farm and is, currently, retained in convenient sized enclosures of pasture ideal for the grazing of all kinds of livestock, if required, particularly horses. The property extends, in all, to approximately 10.5 acres.

The sale of Oakfields Farm does, therefore, provide an unusual opportunity to purchase a superbly appointed country house with an extensive range of outbuildings and land situated in this rural yet convenient location in the heart of the North Shropshire countryside.

Halls, the sole selling agents, strongly recommend an inspection of this property to fully appreciate all that it has to offer both internally and externally.

## SITUATION

Oakfields Farm is situated in an unspoilt rural location in the heart of the noted North Shropshire countryside. Whilst enjoying this super rural location, it is still conveniently located with regard to the nearby North Shropshire towns of Wem (3 miles) and Ellesmere (7 miles), both of which have an excellent range of local shopping, educational and recreational facilities. The county town, also, of Shrewsbury (14 miles) is easily accessible by car and offers a more comprehensive range of amenities of all kinds.

## DIRECTIONS

From Wem proceed on the B5063 in the direction of Ellesmere and just before leaving the town turn right into Lowe Hill Road. Proceed along Lowe Hill Road to a staggered junction turning left, signposted Loppington and Whixall, and then immediately right, signposted Whixall. Proceed along this country lane for approximately 0.8 of a mile and turn left (unsigned, although 'Foxholes' is signed as a right turn). Continue to the T-junction and turn right where the property will be situated on your left hand side after a short distance.

## THE ACCOMMODATION COMPRISES

With a partly glazed front entrance door opening into an:

### ENTRANCE PORCH

6'3" x 6'2" (1.91m x 1.88m)

With laminate flooring, radiator, double glazed window to front elevation and a door opening into a:

### DINING HALL

14'10" x 10'9" (4.52m x 3.28m)

With a continuation of the laminate flooring, radiators, double glazed windows to front and rear elevations, an attractive feature fireplace with inglenook style oak beam over an open fire grate standing on a raised tiled hearth, carpeted staircase to first floor, power points, an under stairs Storage Cupboard and a further door opening into the:

### LOUNGE

30'1" x 15'1" (9.17m x 4.60m)

With a fitted carpet as laid, double glazed windows to front and side elevations, double opening double glazed french doors opening onto the rear patio area, an inglenook style fireplace with inset multi-fuel burner standing on a raised slate hearth, radiators, power points, TV aerial point.

A further door leads from the Dining Hall into the:

### KITCHEN/BREAKFAST ROOM

24'1" x 12'9" (7.34m x 3.89m)

With a porcelain tiled floor and a fitted pine kitchen to comprise a two bowl 'Belfast' sink (H&C) with mixer tap over and double cupboard below, a range of granite work surface areas including a granite breakfast bar area, a range of base units incorporating cupboards and drawers, matching eye level cupboards, an attractive oak beam over a fitted 'Rangemaster' cooking range having five gas hobs, warmer plate, electric oven, grill and warming drawer, integrated dishwasher, double glazed windows to front, side and rear elevations, radiators, exposed ceiling timber, power points and a wide open arch leading into the:

### FAMILY/GARDEN ROOM

13'6" x 12'1" (4.11m x 3.68m)

With a continuation of the porcelain tiled floor, radiators, glazing to three elevations, double opening double glazed french doors opening onto the rear patio area, ceiling light and fan, power points, TV aerial points.

A further door leads from the Kitchen/Breakfast Room into a:

### REAR ENTRANCE HALLWAY

With a continuation of the porcelain tiled floor, a stable type door leading out to the front of the property, double glazed window to front elevation, radiator and a door opening into the:

### UTILITY ROOM

6'3" x 6'1" (1.91m x 1.85m)

With a continuation of the porcelain tiled floor, double glazed window to front elevation, a roll topped work surface area with cupboards below, a 'Firebird' oil fired central heating boiler, power points and a door opening into a:

### DOWNSTAIRS CLOAKROOM

With a continuation of the porcelain tiled floor, half tiled wall, pedestal hand basin (H&C), low flush WC, double glazed opaque window to side elevation, radiator.

The carpeted staircase rises from the Dining Hall, with a large picture window overlooking the rear gardens, leading to the First Floor Landing area with a continuation of the fitted carpet as laid, radiators, power points, double glazed windows to front elevation, double opening doors into an Airing Cupboard with a hot water cylinder and slatted shelving to one side.

### MASTER BEDROOM

15'0" x 14'9" (4.57m x 4.50m)

With a fitted carpet as laid, double glazed windows to front and side elevations, radiator, power points and a door opening into the:

### ENSUITE SHOWER ROOM

With a continuation of the fitted carpet as laid, hand basin (H&C) with double cupboard below, low flush WC, fully tiled shower cubicle with mains fed shower, ceiling down lights, extractor fan, heated towel rail/radiator.

### BEDROOM TWO

12'11" x 11'8" (3.94m x 3.56m)

With a fitted carpet as laid, double glazed windows to front and rear elevation and feature circular double glazed window to side elevation, radiator, power points and a door opening into the:

### ENSUITE SHOWER ROOM

With a continuation of the fitted carpet as laid, hand basin (H&C) with tiled splash back area, low flush WC, fully tiled shower cubicle with mains fed shower, radiator, ceiling mounted extractor fan.

### BEDROOM THREE

15'0" x 10'4" (4.57m x 3.15m)

With a fitted carpet as laid, double glazed windows to rear and side elevations, radiator, power points, inspection hatch to roof space.

### BEDROOM FOUR

11'7" x 9'9" (3.53m x 2.97m)

With a fitted carpet as laid, double glazed window to rear elevation, radiator, power points.

FAMILY BATHROOM

With a fitted carpet as laid, jacuzzi bath (H&C), pedestal hand basin (H&C), low flush WC, extensive wall tiling, radiator, double glazed opaque window to rear elevation, ceiling mounted extractor fan.

OUTSIDE

The property is approached from a small council maintained country lane, through double opening five bar wooden gates with brick pillars to either side, leading to the front of the property where there is ample parking and manoeuvring space with potential for the erection of a garage, if required. A flagged patio area flanks the front of the property leading to the front entrance door. The flagged patio area continues along either side of the property to the:

REAR GARDENS

The rear gardens are an excellent feature of the property and have been attractively landscaped by the current vendors to briefly comprise a flagged paved patio area, directly to the rear of the property, providing an ideal outdoor entertaining space leading down to a good sized lawned garden with various interspersed and bordering maturing shrubs and bushes. To one side of the property is a raised floral/rockery border.

DOMESTIC OUTBUILDINGS

WORKSHOP

13'2" x 4'5" (4.01m x 1.35m)

OFFICE

13'4" x 12'8" (4.06m x 3.86m)

With a linoleum covered floor, window to side elevation, power points, telephone extension point.

FORMER MILKING PARLOUR

26'8" x 16'6" (8.13m x 5.03m)

BRICK BUILT STORAGE SHED

There is a second access from the country lane over a stoned driveway which leads to a large concrete yard, fronted by the:

AGRICULTURAL OUTBUILDINGS

CATTLE SHED

80'0" x 30'0" (24.38m x 9.14m)

Five bay timber pole and Yorkshire boarded Cattle Shed.

MACHINERY STORAGE BUILDING

120'0" x 30'0" (36.58m x 9.14m)

Eight bay portal framed, concrete block and Yorkshire boarded, machinery storage building, with a vegetable garden situated to one side.

COVERED SILAGE CLAMP

75'0" x 21'0" (22.86m x 6.40m)

Five bay portal framed, part block and part Yorkshire boarded, with a:

LEAN-TO MACHINERY WORKSHOP

75'0" x 30'0" (22.86m x 9.14m)

With high level double opening doors to the front, ample power points, lighting and steps leading up to a 1st floor STORAGE AREA measuring approximately 50ft x 17ft.

FORMER CUBICLE SHED

92'0" x 45'0" (28.04m x 13.72m)

With doors opening to either end, currently used for storage.

LAND

There is an enclosed orchard and small pony paddock adjacent to the rear access driveway, extending to approximately 0.5 of an acre.

The majority of the land is, currently, retained in 2 conveniently sized enclosures of pasture ideal for the grazing of all kinds of livestock, if required, particularly horses. There is an attractively set natural pool which has been well stocked with a variety of fish and a mains water connection to each field.

The property extends, in all, to approximately 10.5 acres, or thereabouts.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

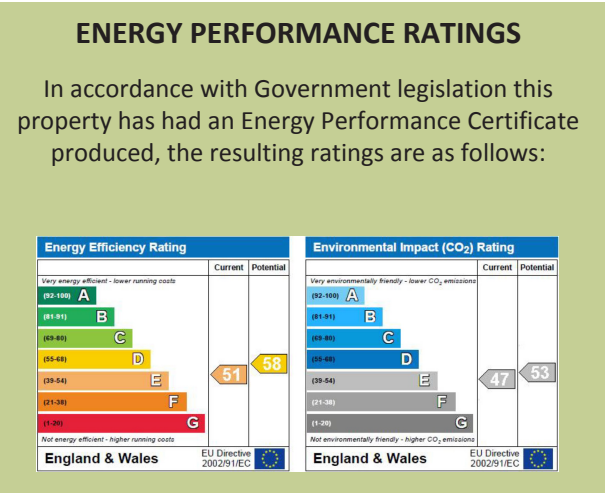
Shropshire Council, Edinburgh House, New Street, Wem, Shropshire. SY4 5DB. TEL: (01939) 232771.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register. The payment for 2010/2011 is £ 1767.28

VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.



IMPORTANT INFORMATION

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