



Roger
Parry
& Partners

THE HOMESTEAD

Longville, Much Wenlock, TF13 6DX

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LONGVILLE • MUCH WENLOCK • TF13 6DX

Offers in Excess Of: Lot 1 £975,000, Lot 2 £270,000, Lot 3 £250,000

A wonderfully positioned small holding in the beautiful Shropshire countryside

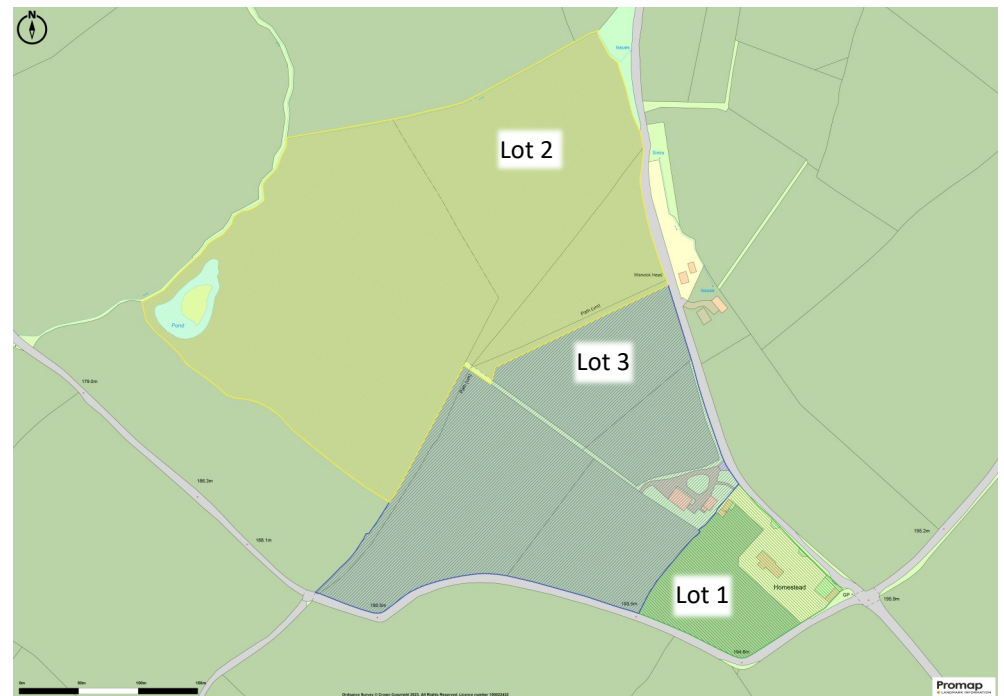
- An extensive 3,528 sqft. four bedroom house with large reception rooms, double garage and adjoining paddock set in 3.22 acres.
- Quality, productive land, suitable for grazing, mowing and arable rotations, all set in **38.78 acres (15.69 ha)** or thereabouts.
- Outbuildings including a modern range of stables, ideal for a number of uses.
- Occupies an accessible but private rural location close to the charming hamlet of Longville.
- Available as a whole or up to three lots.

DESCRIPTION

The Homestead is a productive farmstead with all of the amenities required for grazing, mowing or arable rotations. It comprises a number of outbuildings suitable for a range of uses and is all set in **38.78 acres (15.69 ha)**. The property benefits from an extensive four bedroom house offering flexible family accommodation and provides an excellent opportunity in a private and exquisite location.

SITUATION

The Homestead is situated near Longville, within the beautiful mid-Shropshire countryside. It is conveniently located close to the market towns of both Much Wenlock and Church Stretton, and within half an hour of Telford, Shrewsbury and Bridgnorth. The property equally benefits from good transport links to Birmingham, Chester, Manchester and Liverpool.



Church Stretton: 6.4 miles • Much Wenlock: 7.1 miles • Bridgnorth: 12.9 miles • Telford 14.9 miles • Shrewsbury: 15.4 miles



Lot 1- The House, Gardens & Paddock

The extensive 3,528 sqft. house is of brick construction with a tile roof. The dwelling has uPVC double glazing windows throughout and benefits from a south westerly facing lawned rear garden with stunning views over the Shropshire countryside and an abundance of well maintained shrubs and trees.



Internally, the property provides spacious family accommodation including three large reception rooms, a fitted kitchen with Aga, four double bedrooms and a large entrance hall with a sweeping staircase.

There is a charming walled boundary with a double access tarmacked driveway to the front of the property. It benefits from a lawned garden which surrounds the house and a patio seating area to the rear with a paddock all set in **3.22 acres** and stables (redundant) providing great amenity.

There is an existing storage building for which an application has been submitted for a change of use to ancillary accommodation to the main house.

Council Tax Band: TBC

EPC Rating: D

Ground Floor

Entrance Hall (5.21m x 4.05m max)

Carpeted floors and papered walls with a wooden/frosted glass front door opening up into a large area and sweeping wooden staircase. Storage cupboard.

Kitchen / Breakfast Room (6.81m x 3.18m max)

With a tiled floor, part tiled, part papered walls, fitted kitchen units, sink and drainer, oil-fired Aga and built in electric oven, both with extractors and a breakfast dining area with fitted seating and views into the garden.

Dining Room (6.32m x 5.21m)

With a carpeted floor, papered walls, wooden double glazed windows, papered walls, open fireplace and large double glazed windows opening out onto the garden patio area.

Lounge (6.81m x 4.61m)

Spacious room with carpeted floors, papered walls, an open fireplace and a number of wooden framed double glazed windows providing an abundance of natural light.

Utility (4.78m x 2.98m)

With a sink and drier, tiled floor, space for a washing machine, fridge, freezer and double glazed windows. Separate doors to the front and rear and access to garage. Convenient pantry attached with fitted shelves.

Shower Room (2.23m x 1.78m)

With a shower, W/C and hand washbasin. Tiled floor and papered walls.

Garage & Office (6.64m x 5.93m) + (6.64m x 5.93m)

With painted block walls, concrete floors, a double and a single 'up and over' doors. Stairs provide access to a large open space, currently utilised as an office.

First Floor

Landing

A large central landing with carpet floors, papered walls, storage cupboard and airing cupboard.

Master Bedroom & En-suite (6.81m x 3.18m) + (1.93m x 1.75m)

A large room with a carpeted floor, papered walls and wooden double glazed windows. There is an En-suite with fully tiled walls, a walk in bath with shower attachment, W/C and hand washbasin.

Double Bedroom 2 (5.21m x 4.83m)

Large room with a carpeted floor, papered walls and wooden double glazed windows.

Double Bedroom 3 (4.61m x 3.44m)

Large room with a carpeted floor, papered walls and wooden double glazed windows.

Double Bedroom 4 (4.61m x 3.27m)

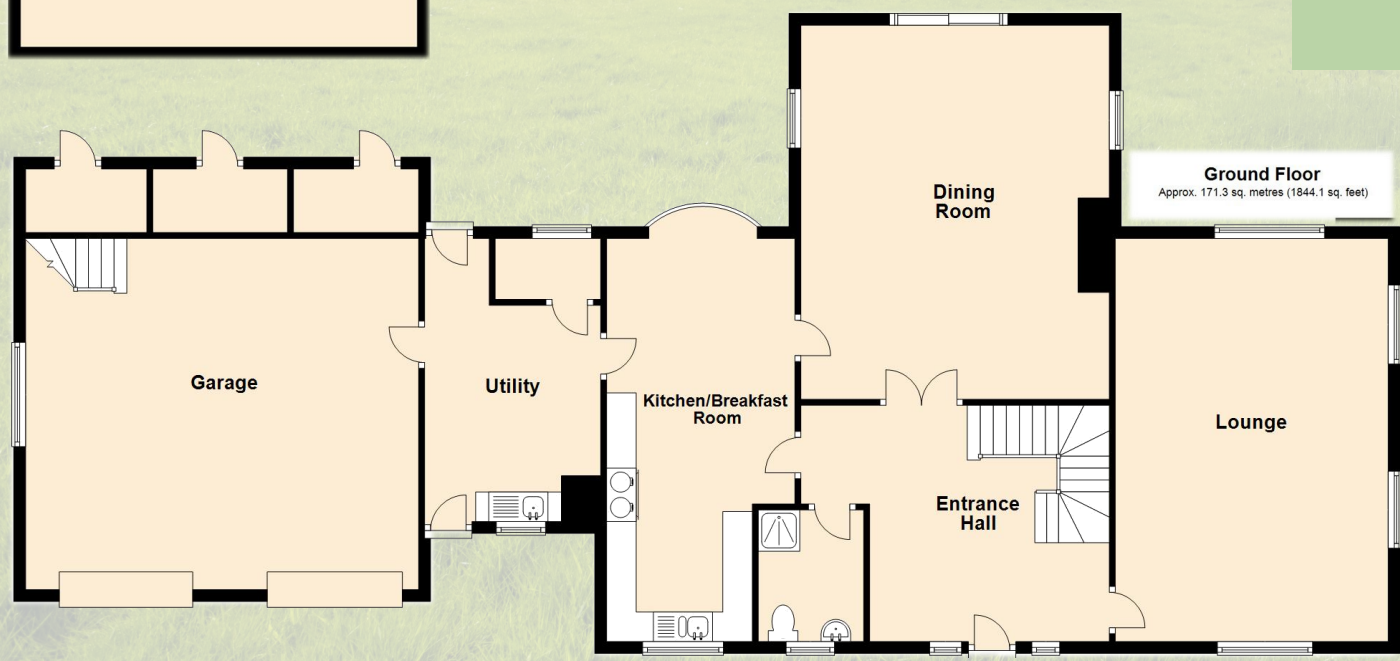
Large room with a carpeted floor, papered walls and wooden double glazed windows.

Bathroom (3.66m x 1.92m)

With part tiled walls, a bath, W/C and hand washbasin.







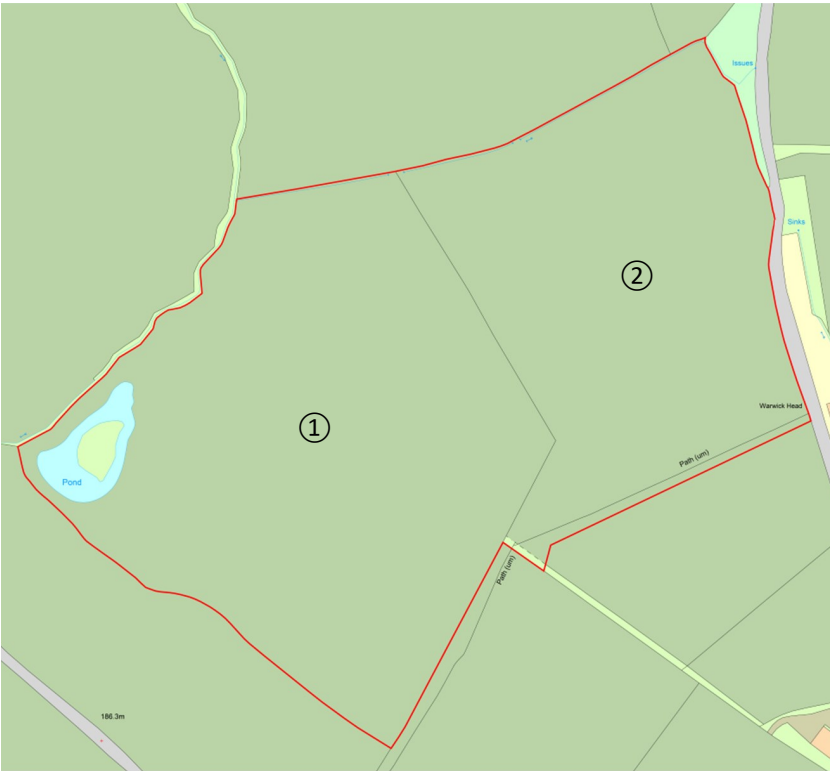
Lot 2- Land

Approximately **22.28 acres (9.02 hectares)** of high quality productive land currently laid to grass but is equally suitable for arable as well as grazing/mowing rotations. The soils are base-rich loamy and clayey with good fertility.

The land benefits from well kept fences alongside mature trees and hedgerows. There is a large pool providing a natural source of irrigation, livestock water and drainage benefits.

A planning application submission has been made to the local Authority for separate field access off the adopted road to the east.

	Field Number	Description	Size (hectares)	Size (acres)
1	SO5394 1669	Pasture / Arable	5.36	13.25
2	SO5394 3279	Pasture / Arable	3.66	9.03



Lot 3 - Land and Buildings

Lot 3 has a separate roadside access. The buildings surround a circular yard and include a modern stable building (17.0m x 11.5m) of brick construction with a corrugated sheet roof. The floor is concreted with and there are skylights to the roof. There are seven separate stalls, each of 4m x 4m, steel framed with wooden boarding. Each stall has a sliding door and a small window. There is a designated area for storage of equipment, feed etc. and access to water/electricity.

There is also a steel portal framed building (11.1m x 7.1m) with a corrugated sheet roof and cladding with a single open side. This is currently used for storage. There is a small metal shed adjoining.

The high quality land amounts to approximately **13.29 acres (5.38 hectares)** and is well suited to grazing, mowing and arable rotations. There are well kept fences alongside mature trees and hedgerows.



	Field Number	Description	Size (hectares)	Size (acres)
1	SO5394 3732	Pasture / Arable	0.66	1.63
2	SO5394 3238	Pasture / Arable	1.19	2.93
3	SO5394 2128	Pasture / Arable	2.21	5.46
4	SO5394 3223	Pasture / Arable	1.08	2.67
		Yard & Buildings		

The buildings and land have previously had an equestrian focus and lend themselves to this use with great potential to develop further such as the installation of a menage (subject to gaining the necessary planning consent).





SERVICES

The property is served by the following; Borehole water, Mains electricity, Private septic tank drainage, Oil fired central heating

METHOD OF SALE

Private Treaty.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire County Council.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONMENT SCHEMES

The farm is not subject to an agri-environment scheme.

BASIC PAYMENT SCHEME

The land has been registered for the BPS.





Directions:

From Shrewsbury, take the A49 to Church Stretton. At the traffic lights, turn left for 6 miles to Longville. In Longville, turn left, continue over the crossroads and the property will be immediately on the left, as indicated by the Agent's 'For Sale' Board.

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSc Hons MSc

Roger Parry & Partners LLP

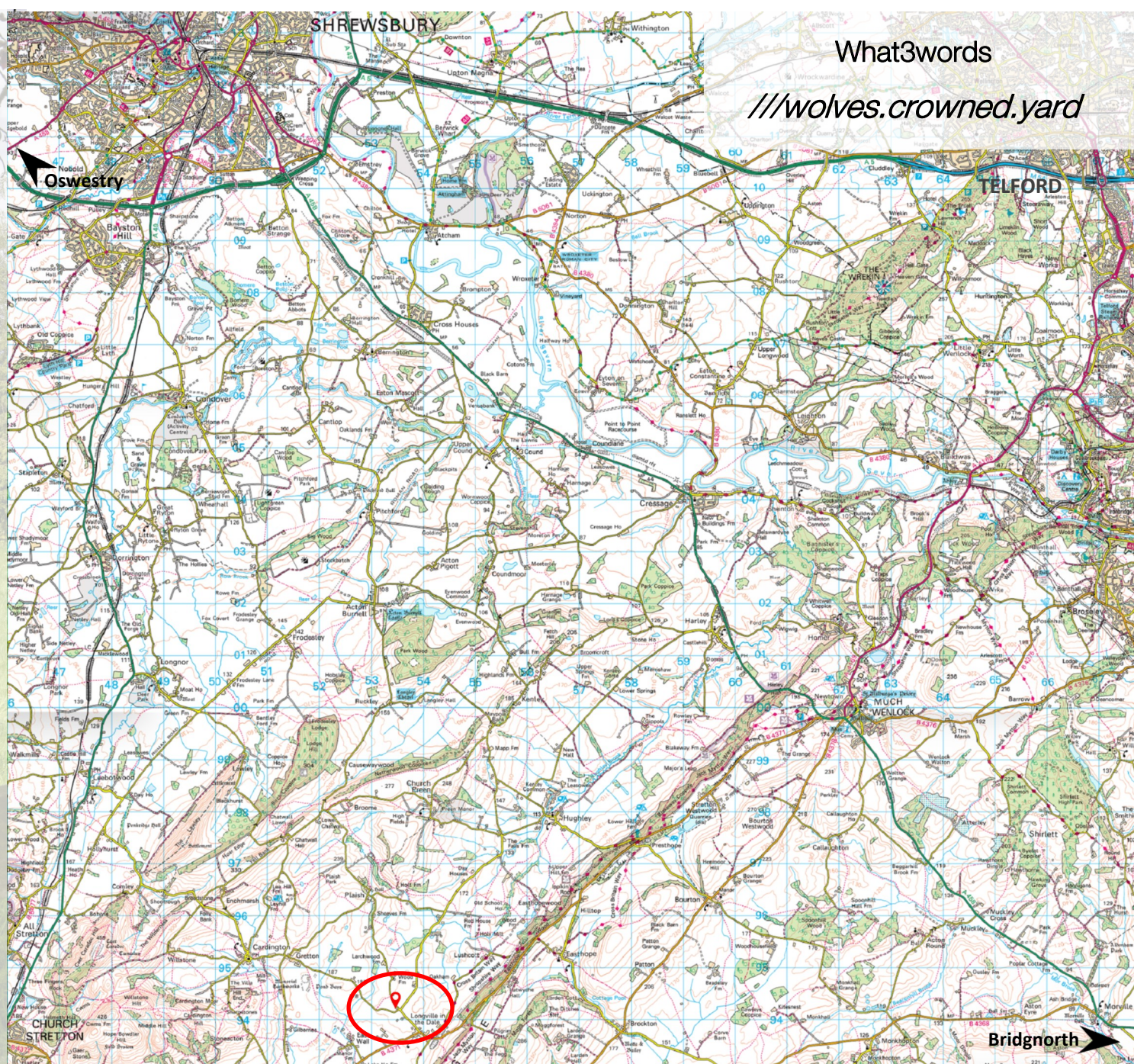
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.