



The Oaks (Lot 1) & Mapp Farm (Lot 2)
Kenley, Shropshire





The Oaks (Lot 1) & Mapp Farm (Lot 2)
Kenley, Shrewsbury, Shropshire,
SY5 6NR

A superbly located smallholding/equestrian property; 2 bed barn conversion, buildings and development potential subject to PP including a 3 acre paddock (LOT 1) and 4 bed family home with far reaching views across stunning countryside (LOT 2).

- Lot 1: The Ostrich House: GF modern kitchen; open plan living/dining room;
- FF master bedroom, family bathroom, further double bedroom. Approx. 1026sq ft in total.
- A fenced and gated boundary, extensive yard space and hard standing.
- Traditional brick granary barn, with character archway features, potential for separate access and tremendous scope for development subject to PP.
- Further range of excellent and versatile agricultural buildings, inc. barns, livestock housing/stabling, workshop space. Approx. 3-acre paddock.
- Lot 2: The Oaks: A spacious 4-bedroom family home with 4 reception rooms, conservatory and generous garage & mature gardens. Approx. 2,800sq ft. in total.
- Lots 1 & 2 in total set in approx. 3.9 acres.

Distances in approx. miles

Shrewsbury 11m | Bridgnorth 13m
Ludlow 20m | Wolverhampton 25m
Stafford 40m | Birmingham 45m



Location

Located in the attractive and highly desirable parish of Kenley near Shrewsbury, just 2 miles from the picturesque Wenlock Edge in Shropshire. Mapp Farm is approached via a peaceful country lane, with stunning views of surrounding farmland and is within easy reach of Shrewsbury, Telford, with easy commutability to Birmingham. For equestrian users there is scope to install further facilities; the property itself is well located for travel to excellent venues such as Berriewood and Bowhouse Equestrian Centre, as well as being ideally located within fantastic riding country.

The area enjoys a range of renowned schools locally including Shrewsbury School, Shrewsbury Girls High School, Wrekin College as well as several excellent preparatory schools and primary schools, including Church Preen School which is just 1 mile away.

Lot 1: The Ostrich House, Outbuildings & Land

The Ostrich House is a sympathetically converted 2 bedroom former barn, of local stone construction with tile roof, hardwood double-glazed windows throughout providing excellent living space. The front of the property overlooks a private yard space.

The Ground Floor is entered via an oak front door to the glazed oak vestibule leading to the large open plan kitchen, dining and living area. The area offers desirable open plan living, well-lit with a carpeted sitting area. There are fantastic views to the Wenlock Edge area of outstanding natural beauty. The kitchen itself consists of





fitted base and wall units with granite surfaces, integrated appliances and Belfast style sink, with exposed beams. The First floor consists of a landing area with exposed timber work, leading to the master bedroom, with superb views of the surrounding countryside, and built in storage. The bathroom consists a bath with shower over, WC, and wash basin. The second bedroom consists of a spacious double with exposed timberwork and fitted oak wardrobe.

Outbuildings

There is a traditional range of outbuildings with obvious scope for development to a host of uses, subject to the relevant planning permissions. The Granary consists of a brick, stone and timber construction and is detached with good circulation around it providing opportunities for ample parking and garden space if so desired. The building, which measures approx. 1850ft² over two floors, comprises three individual stables on one side, then open fronted on the other side via attractive archways. The building offers excellent scope for change of use/redevelopment opportunity.



The open-fronted steel portal frame buildings adjacent to the pasture provides an excellent opportunity for users to install further stabling and equestrian facilities. They equally offer excellent storage and possible development potential. The large agricultural buildings closest to the road consist of three main attached units forming livestock housing, workshop space and further storage facilities. These may have excellent development and commercial use potential.

Land

The property in total accrues to approximately 3.9 acres. The fenced parcel of land provides a large paddock of approximately 3 acres which could be sub-divided for grazing if required and has a water supply with two existing water troughs.

Lot 2: The Oaks

The Oaks is an attractive and spacious traditional brick-built farmhouse offering the opportunity for use as a wonderful family home. In summary the property consists of 4 generously sized bedrooms, with large sitting room, dining room, kitchen, large conservatory, laundry/utility rooms with scope for use as office and garage space with further W/C.

The property is entered via the reception hall, with cloakroom W/C and staircase. From here leads to a spacious kitchen/breakfast room which has been equipped with modern fittings including integrated appliances, electric oven, dishwasher, convection hob and extractor unit above. The kitchen leads to a spacious conservatory providing a wonderful living space with impressive far-reaching views towards the Wenlock Edge, with access to the beautifully maintained mature gardens.

Also leading to the conservatory from the reception hall is a generous triple aspect living room with fireplace and Charnwood stove, and a dining room featuring a further fireplace with Vermont Castings stove. The kitchen leads to a utility room, with further base/wall units and sink with plumbing for appliances. A further laundry room and W/C





is accessed from the second entrance hall by the kitchen, leading to a conveniently appointed garage.

Upstairs, from the entrance hall, leads to the landing. The principle bedroom is triple aspect with views across to the Wrekin, Wenlock Edge and surrounding farm. This room is adjoined with an ensuite shower room with W/C. There are three further spacious double bedrooms, and a family bathroom.

Entitlements

There are no known entitlements attached to the property.

Services & Local Authority

Mains Electricity & Water Supply. Private Drainage via septic tank. Shropshire County Council.

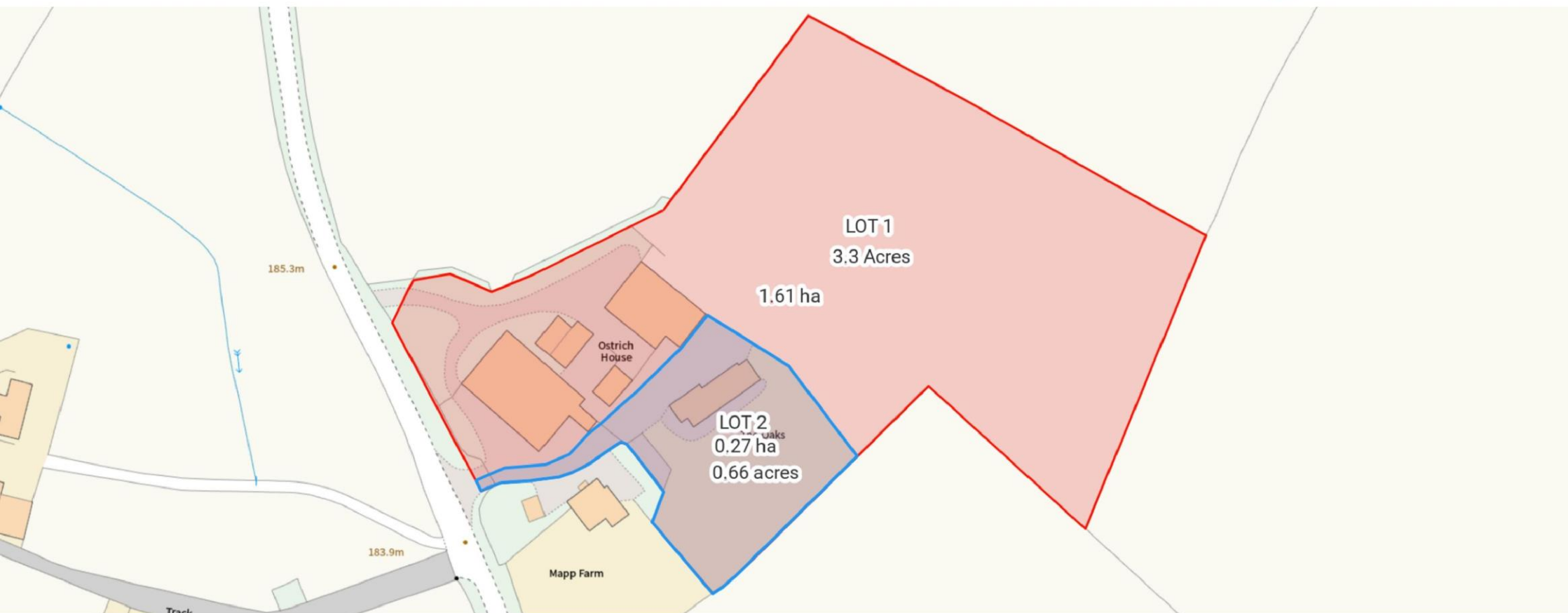
Viewing

Strictly by prior appointment with sole agents Jackson Property on 01743 709249 (Shrewsbury office) or 01948 666 695 (Cheshire office).



Directions

From the A458, turn off into the village of Harley. After 50 yards turn right, continue for 30 yards to the junction signposted KENLEY, turn left and continue for approx. 4 miles. At the junction, turn right, and continue for 0.4 miles. The property entrance will be found on the right. Postcode SY5 6NR. Coordinates: 52.5872942, -2.6607950.



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