



Church House
Newtown, Shropshire



Church House

Newtown, Wem, Shrewsbury,
Shropshire, SY4 5NU

A fantastic opportunity to purchase an idyllic and attractive four bed family home, with mature gardens and excellent equestrian facilities in a desirable location.

- Entrance porch, reception hall/dining room, W/C, office, breakfast kitchen.
- Utility/laundry/tack room, large attractive lounge with views to garden.
- Master bedroom with en-suite W/C and three further bedrooms & family bathroom.
- Patio area with mature gardens & lawn.
- Off road parking, also additional road parking to the front with a double garage.
- Six stables, tack room, wash-off area & 4 space Horse Walker, with exceptionally good outriding.
- Option to rent approx. 9 acres adjacent land by sep. neg. with formal agreement.



Approximate distances in miles:

Wem 4m | Whitchurch 10m | Shrewsbury 14m
Ellesmere 8m | Chester 29m

Location

Descript Church House is situated in a quiet rural location and discreetly adjoins the picturesque grounds of King Charles the Martyr Church in the parish of Newtown. Approached from a country lane, Church House is beautifully positioned with views to surrounding farmland. The property also has excellent links onto the B5065 Ellesmere Road being only one mile away, providing excellent transport links to local municipalities.

The market towns of Wem, Ellesmere and Shrewsbury provide excellent amenities for a range of requirements. There are a range of excellent schools nearby, including popular Newtown primary school, and a number of renowned schools locally including preparatory school Packwood, senior schools including Shrewsbury School, Shrewsbury Girls High School, and Ellesmere College.

For equestrian enthusiasts, the property is well placed, being within easy reach of equestrian venues including Bolesworth Castle, Cholmondley Castle, Somerford Park Farm, Weston Park, Kelsall Hill, Tushingam, and a number of smaller equestrian facilities near by. Hunting locally is with the North Shropshire, and a number of fashionable packs within easy reach including Sir Watkin Williams Wynn's hounds, the South Shropshire and Cheshire Hunts.

Description

A well-positioned four-bedroom detached property, standing in private gardens and good front access, Church House is ideal for those with an equestrian interest. The property offers ideal family accommodation with the benefit of its own surrounding stables, mature gardens and outbuildings. The entrance porch leads into a traditional quarry tiled hallway/dining room with original working chimney breast; going into the breakfast





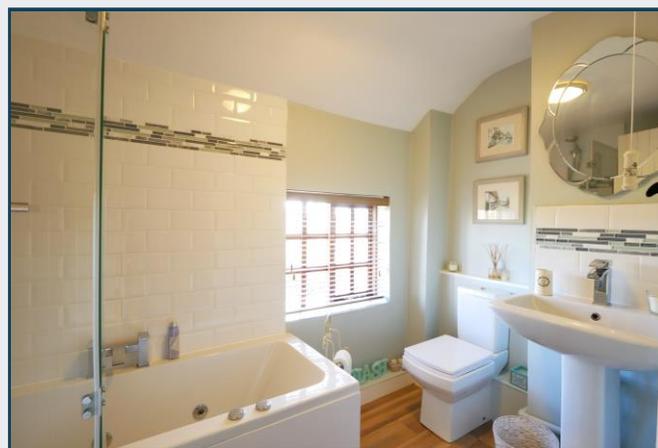
kitchen, which provides a light and warm atmosphere, with views to the front of the property and to the rear garden.

From the dining area/hallway, to the left leads into a large Kitchen/breakfast room with an adjacent doorway leading into a useful utility/laundry room. The utility is currently being utilised as a tack room, with views out to the garden and a door providing access via a paved path to the equestrian facilities. Adjoining this is a downstairs shower room and W/C, with walk-in shower unit, and period-style radiator/heated towel rail and wash basin. The living room features a substantial inglenook fireplace C/W Clearview wood burner and excellent aspect of the garden from large orangery-style double glazed windows and French doors. To the other end of the property, is a downstairs W/C and office.

The first floor consists of four bedrooms and a family bathroom. The Master bedroom benefits from dual aspect windows with fantastic views of adjacent grazing land, and an en-suite W/C. Three further generously sized double bedrooms provide family accommodation, and a family bathroom complete with recently installed whirlpool bath & shower unit, wash basin & W/C, and period style heated towel rail. The first floor has excellent views over the surrounding countryside.

Externally

The garden is mature with well-established hedging and fruit trees and a well established weeping willow tree. The grass lawn is well maintained and generously sized. In addition to this the property benefits from a patio/barbeque area for private enjoyment and entertaining to the rear of the property. Furthermore the property offers a range of useful outbuildings outlined in more detail below.



Equestrian facilities & outbuildings

Church House benefits from a range of equestrian facilities, including a stable block consisting of three stables and a tack room with canopy overhang above, concrete floor and frontage and post and rail fencing.

Electricity and water are connected to the stable block. An additional stable building of steel portal frame construction forms two further stables within an American-barn style layout with storage for feed etc.

There is also a traditional brick stable building, making a total of six stables at Church House. Adjoining this is building is a wash-off area, with gated access to the front, and hot & cold water from the house. Between the stable building stands a four-space electric horse walker. There is a double garage, with twin front doors and a side pedestrian door with electricity connected within.

Agent's Note

The Vendor reports that they have enjoyed the use of approx. 9 acres of good pasture land immediately adjacent to the property for over twelve years. The land owner has offered first refusal to the purchaser of the property, to continue to enjoy use of the private grazing by long-term formal agreement at market rental value per acre. Please refer to the agent for more details.



Services

Mains water and electricity. Oil fired central heating.
Private drainage via a septic tank EPC: D

Local Authority

Shropshire Council
Tax Band: D

Directions (Postcode for Satnav: SY4 5NU)

From Shrewsbury: Take the Ellesmere Road via Huffley Road, continue for 8 miles to the mini-roundabout at Wem, take the first exit under the railway bridge. Follow the road for 1.5 miles to the T-Junction at the church, turn left, and continue on the Ellesmere road, continue four miles into the parish of Wolverley, passing over the sandstone-walled bridge, turn right (opposite the brick bus-shelter) signposted 'Newtown'. Continue on this lane (for one mile, the property will be found on the left).

Viewing

Strictly by appointment with Jackson Property
01948 666 695 or 01743 709249.



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