



Fernleigh, Harmer Hill

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ESTATE AGENTS

Fernleigh
Godings Lane
Harmer Hill, Shrewsbury
SY4 3HB

Shrewsbury town centre 7 miles | Wem 4.5 miles

Telford 19 miles | Chester 38 miles

M54 (J 7) 10 miles

A charming cottage with scope for modernisation and improvement to provide a delightful family home in an attractive rural setting

- Two reception rooms, kitchen, utility
- Four bedrooms, bathroom
- Double garage
- Original stone cottage, currently used for storage, with potential for development
- Established gardens with mature trees
- Ideal renovation project
- 1.97 Acres



Fernleigh is a charming detached cottage found on a peaceful country lane on the outskirts of the popular village of Harmer Hill. Whilst Harmer Hill is only a small village, it does have an active social community with a pub and thriving village hall.

Harmer Hill is only seven miles north of the historic market town of Shrewsbury, which is a haven for shoppers and tourists, and offers extensive social and leisure facilities and a wide selection of schools.

The market town of Wem is slightly further north and offers a smaller, but nonetheless comprehensive, range of boutique-style shops, bank, post office and small supermarket as well as a large number of pubs and restaurants.

Commuters will find the property is well placed for access to a number of commercial centres with the M54 and A5 offering easy access both north to Oswestry and Chester and south to the West Midlands. With the local station of Yorton providing regular connections to Shrewsbury, Crewe and beyond and two bus routes servicing the village, the property is exceptionally accessible.

Fernleigh really does offer the best of both worlds being within close proximity of towns yet equally enjoying a rural location. The network of quiet country lanes and bridlepaths beyond the property offer endless opportunities for walking, cycling or riding and true enjoyment of the country lifestyle.



The internal accommodation, which would benefit from a scheme of modernisation and reconfiguration, currently comprises a utility room, kitchen with log burning stove with back boiler to provide hot water and central heating, sitting room with open fire and dining room. To the first floor there are four bedrooms and a family bathroom.

Outside, the property is complemented by generous mature gardens with areas of lawn interspersed with bushes and trees. These include a Yew tree which, based on its size and a number of historic plans on which it is identified, is believed to be at least 500 years old.

Adjacent to the house is a sandstone and brick part two-storey building. Originally a dwelling this building is now in a state of disrepair but with the relevant

planning permission this could be converted for a variety of uses including a holiday let, self contained annex for a dependent relative, office space or workshop.

The gardens and land offer immense potential for landscaping according to individual taste and preference and the property extends to just over 1.97 Acres in all. The pasture land has a separate access from the road and is sub divided in to small paddocks, several of which are well established fruit trees such as apple, plum and pear trees. This land would be equally well suited for the grazing of horses or other stock.

The sale provides a rare opportunity to acquire an attractive country cottage with potential for improvement situated in this particularly popular rural location.





Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Services

Mains electric and water are connected. Solid fuel fired central heating system (mains gas is believed to be available in the roadside but there is no connection currently). Drainage is to a private septic tank. There is a borehole on site although this has not been used in recent years. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Directions

From Shrewsbury follow the A528 north towards Wem. In Harmer Hill bear right on to the B5476 to Wem. Take the second right on to Godings Lane. Follow the lane for one mile and the property will be found on the right hand side.

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“Consumer Protection Regulations” – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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