



Beechfield Farm
Worthen, Shropshire





Beechfield Farm

Worthen, Shrewsbury

Shropshire SY5 9JL

A handsome, superbly presented period farmhouse and outbuildings suitable for a range of uses (development potential subj. pp) with great equestrian appeal, set in a stunning private elevated location.

- GF: reception hall, dining room, large farmhouse kitchen with pantry/bespoke fitted beech & granite kitchen, snug, conservatory, further living room.
- FF: 4 spacious bedrooms; one large usable as en-suite & further generously sized family bathroom
- Delightful landscaped gardens benefitting from all day sun, with incredible views.
- Range of excellent outbuildings inc: double car port/open fronted storage, traditional brick and timber framed barns with huge appeal for development into residential, office or holiday use
- Planning consent was previously granted for conversion of buildings to create three residential units, which has now lapsed without material commencement
- Outbuildings offer potential for use as stabling, scope for creation of further equestrian facilities
- Long private driveway, set in approx. 7 acres
- AVAILABLE BY SEP. NEG: further 104.5 acres land, woodland & further buildings (LOT 2)

Distances (Approx.)

Worthen 2 | Montgomery 9.8 | Shrewsbury 13

Welshpool 14 | Telford 30 | Birmingham 60m



Situation

Beechfield Farm is an attractive period farmhouse offering a fantastic family home and rural lifestyle. One of the primary attractions of Beechfield Farm is its stunning location, being both private & elevated above the village of Worthen enabling far reaching rural views of many iconic features of South Shropshire, whilst being within easy reach of the main municipalities locally.

Local amenities are available in the nearby village of Worthen by way of a village shop and Marton post office/stores, a range of pubs/restaurants locally, village halls and churches. A more extensive range of facilities can be found in the nearby towns of Shrewsbury and Welshpool, both lively market towns which provide a good selection of amenities, restaurants and schools. Well regarded local primary schools are available at Worthen, Chirbury and Leighton. Local doctors can be found at Worthen and Montgomery

Shrewsbury offers a wider range of services including the shopping centre, educational and recreational facilities. The town has a good selection of both preparatory and senior schools including Prestfelde, St. Winifreds, Shrewsbury School, and Shrewsbury High School for girls. Road networks in the area are good with the B4386 connecting to the A5 dual carriageway around Shrewsbury. A local rail service can be found at Shrewsbury/Welshpool and connects to intercity services at Birmingham to London, Chester and Hereford. The area is well renowned for its walking, cycling & riding opportunities around the South Shropshire Hills. There is





access to miles of some of the best equestrian outriding one could wish for. Radfords Equestrian, Bow House Equestrian, Stoneford and Berriewood Farm Riding Centre are all within easy travelling distance; hunting locally is with the fashionable South Shropshire or United packs. The 25 acre lake, Marton Pool sited a short distance is ideal for sailing and windsurfing enthusiasts.

Description

This wonderful family home, refurbished & presented to a very high standard. The property is blessed with a wonderful elevated rural location approximately 13 miles south of Shrewsbury. The farmhouse is spacious and well lit with natural light via double glazing throughout, to form a modern family home incorporating many period features. Many rooms benefit from the tremendous views that the position of this property offers.

The property is accessed via a long and private driveway to the central courtyard with a range of outbuildings and stables with well maintained gardens. The property sits within a ring fenced parcel of land accruing to approx. 7 acres, with three grass paddocks providing ample space for a number horses or livestock. Beechfield Farm offers an exceptional rural or equestrian lifestyle opportunity. The accommodation in further detail comprises (see floor plans):

The front door leads into the entrance Hall with exposed ceiling timbers and wide staircase leading to the first floor. Straight ahead leads to the spacious farmhouse kitchen, with an alternative access to the property



through the back door to this large room. The large kitchen offers a traditional country living space, with quarry tile floor, bespoke beechwood fitted kitchen (base and wall units) with granite worksurface, Belfast style sink, inglenook framed Esse range cooker, additional gas hob and oven, built in pantry and large window to the courtyard. From the kitchen, there is a second staircase to the first floor. Leading on from the kitchen, the adjoining Snug provides a superb family/reading room, with Clearview log burner and double doors leading to the conservatory which room provides superb views to the surrounding countryside.

The Sitting Room/Lounge provides additional entertainment space, with a further clearview woodburner. The room is beautifully presented and has excellent views to the front of the property. The Dining Room, off the hallway, has a door to the kitchen, an open plan fireplace, vaulted ceiling with exposed timbers & window to front aspect towards South Shropshire's famous Bromlow Callow landmark cross to the Stiperstones in the background.

The first floor consists of four spacious bedrooms, a large bathroom usable as an en-suite if so desired, and a further family bathroom. The two main bedrooms could equally be used as a master bedroom due to their generous proportions. The smaller of the four bedrooms would be suitable for the younger members of the family but still offers a room for a generous double. The views to the front of the property from the bedrooms must be seen to be fully appreciated.





Externally

The property is approached via a long, well stoned and drained driveway, into the courtyard.

The mature landscaped Gardens are predominantly laid to lawn, with some herbacious borders, a range of fruit trees and some raised kitchen garden/vegetable seed beds. There is a patio area for outdoor entertaining. Immediately adjacent to the rear door of the property, is a brick and slate roofed laundry/utility/WC building with log store.

Outbuildings (See floorplans)

The outbuildings consist of:

- Double car port, with concrete floor, electric and lights supplied with oil tank.
- Traditional brick range outbuildings consisting three wings. 3 stables within, large livestock/bale storage, workshop, with a generous open plan first floor.

It is reported that the traditional brick range had previously undergone a successful planning application for conversion to three residential units. No material commencement was made and the permission lapsed, however this has set a precedent with the local planning authority should the new owners wish to consider reapplying.

Land

The property sits within a ring fenced approximate 7 acres; including two gently sloping grass paddocks and a third flat paddock. These are naturally well drained & would lend themselves to all year-round turnout.



There is woodland running adjacent to the drive which has been enjoyed for the use of firewood collection. There is a public footpath running via the long drive to a wicket gate which intersects across the rear paddock, however, we have been informed by the vendor that advice was given by the Local Authority that this could be easily relocated at relatively little cost (subj. verification with Shropshire Council).

A further 104.5 acres of land, woodland and buildings is available by Separate negotiation, please contact the Agent.

Services

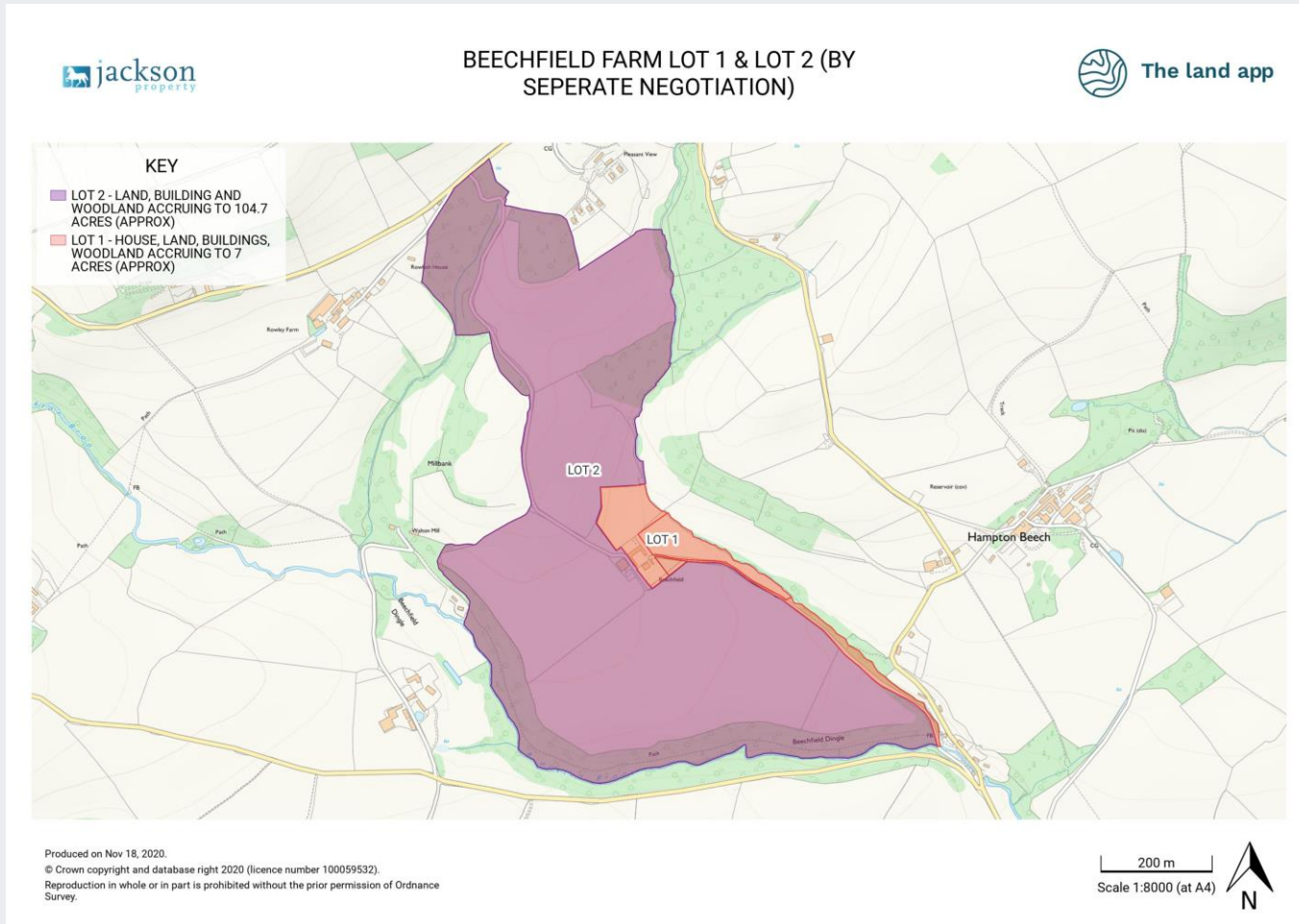
Mains water & electricity. Private drainage via septic tank. Oil Fired central heating, gas cooker. Double glazed throughout. EPC Rating F

Local Authority:

Shropshire County Council 0845 678 9000

Viewings

Strictly by prior appointment with the sole agents Jackson Property on 01743 709249.



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Franks Barn
Preston on Severn
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