

Fernleigh Godings Lane Harmer Hill Shrewsbury SY4 3HB



4 Bedroom House
Guide Price £700,000

The features

- SET IN GROUNDS EXTENDING TO AROUND 1.7 ACRE IN ALL
- FINISHED TO CONTEMPORARY STANDARD
- BOOT ROOM, UTILITY AND CLOAKROOM
- EXTENSIVE GARDENS AND Paddock
- VIEWING ESSENTIAL
- MUCH IMPROVED AND EXTENDED PERIOD FARMHOUSE
- DINING ROOM, LIVING ROOM AND OPEN PLAN KITCHEN/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- TRIPLE GARAGE BLOCK WITH POTENTIAL FOR HOME OFFICE/ANNEXE
- EPC RATING F



***** MODERNISED PERIOD FARM HOUSE SET IN AROUND 1.7 ACRES WITH PADDOCK AND STABLE *****

Fernleigh is truly a home that must be viewed to be fully appreciated having undergone a sympathetic scheme of renovations to now offer a blend of small cosier rooms for every day living and open plan social spaces for larger scale entertaining.

Set in generous gardens and ground ideal for those looking a semi rural retreat or to keep a pony and small livestock. There are an excellent range of outbuildings including a tractor barn and stable.

For those looking to work from home or an annexe for dependent relative, there is scope to convert the newly constructed two storey triple Garage/Carport block subject to the relevant planning permissions.

Occupying an enviable position on the edge of Harmer Hill and Yorton, ideal for commuters with ease of access to the A5/ M54 motorway network.

Reception Hall, Living and Dining Rooms both with feature log burners, stunning open plan Kitchen/Breakfast/Family Room, large Utility/Boot Room and Cloakroom. On the First Floor is the Principal Bedroom with en-suite along with 3 further double Bedrooms and Bathroom. All rooms upstairs enjoy a delightful rural aspect across neighbouring fields or

Property details

LOCATION

The property occupies an enviable semi rural location surrounded by open countryside, just a pleasant stroll away from the village of Harmer Hill and being ideally placed for commuters with the nearby railway station at Yorton. Harmer Hill itself boasts a restaurant/public house and active village hall and the nearby market Town of Wem is a short drive away.

RECEPTION HALL

With staircase leading to the First Floor.

DINING ROOM

A lovely light room with windows to the front and side. Chimney breast housing cast iron log burner set onto hearth, media point, radiator.

LIVING ROOM

A charming room with window overlooking the front, chimney breast housing cast iron log burner, quarry tiled floor, radiator.

IMPRESSIVE KITCHEN/FAMILY ROOM

The perfect hub of the home for those who love to entertain, being naturally well lit by windows to two elevations and double opening French doors leading onto the sun terrace. The Kitchen is beautifully fitted with range of soft green shaker style units incorporating enamel one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units with solid wood worksurfaces over and comprising cupboards and drawers, integrated dishwasher and fridge freezer both with matching fascia panels. inset 4 ring induction hob with extractor hood over and cutlery and pan drawers beneath with large breakfast bar overhang with seating area and double oven and grill with cupboards above and below. Matching range of eye level wall units, window to the side. Radiators and attractive LVT flooring throughout.

UTILITY/REAR ENTRANCE

A good sized Utility area with space for washing machine, tumble dryer and fridge freezer. Useful pantry cupboard with shelving, quarry tiled flooring and door to the garden.

BOOT ROOM

With window to the rear, quarry tiled floor and ample power and lighting points.

CLOAKROOM

With suite comprising concealed WC and wash hand basin set into vanity unit with storage. Quarry tiled floor, radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

An excellent principal room with windows to the side and rear providing a lovely aspect over the gardens and farmland beyond. Media point, radiator. Walk in wardrobe with hanging rail and shelving, power and lighting.

EN SUITE SHOWER ROOM

Beautifully finished with large walk in shower cubicle with direct mixer shower unit with drench head, wash hand basin set into contemporary vanity unit with storage and WC. Complementary tiled surrounds, heated towel rail and window to the side.

BEDROOM 2

With window overlooking the front with a lovely open aspect over farmland. Radiator.

BEDROOM 3

Another excellent double room with window to the front with lovely outlooks over adjoining farmland, radiator.

BEDROOM 4

A double room with window overlooking the gardens and farmland beyond, radiator.

FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

OUTSIDE

The property occupies an enviable position and approached over sweeping driveway which provides ample parking and hardstanding for numerous vehicles and leads to the DETACHED GARAGE/CARPORT BLOCK which has two open fronted parking bays and single garage with double opening doors. Enclosed staircase leads to the First Floor which would make an excellent Home Office or Annexe (subject to the necessary consents). Large Sandstone Outbuilding and range of open fronted storage units, workshop and gardens storage sheds.

The Gardens and land are a particular feature of the property extend to around 1.7 acres laid extensively to lawn with a Paddock area and timber stable. Enclosed with hedging and fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

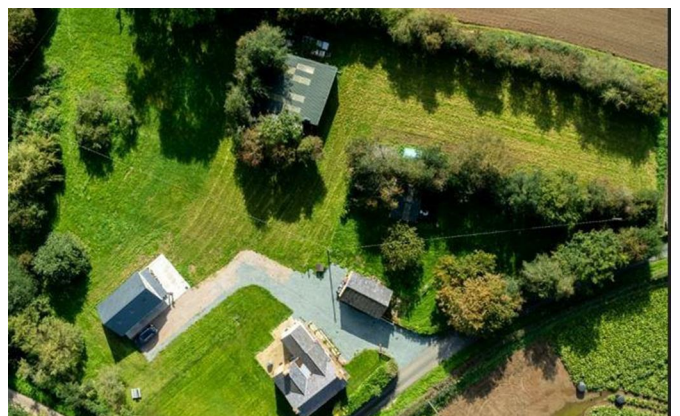
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

SERVICES

We are advised that mains gas, water and electricity are connected. Drainage is to a newly installed treatment plant.





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Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

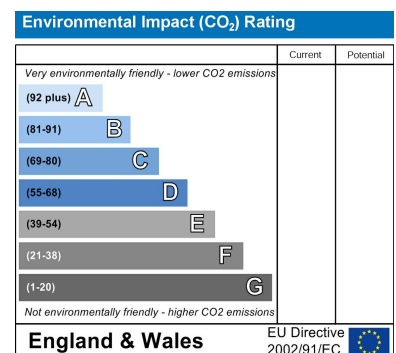
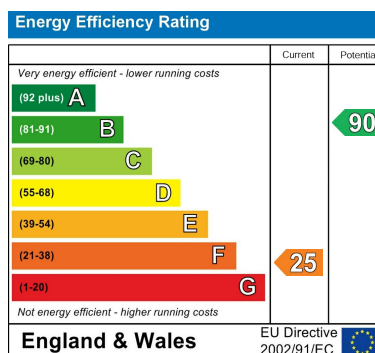
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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