Lower House Farm, Waters Upton, Shropshire

Knight Frank





Lower House Farm, Waters Upton, Shropshire, TF6 6PB

A refurbished Grade II listed Georgian/Regency house set within 2.09 acres located on the edge of Waters Upton, with annexe accommodation and outbuildings.

Summary of accommodation

Ground Floor

Entrance hall | Kitchen/breakfast room | Drawing room | Dining room

Family room/playroom | Utility room | Guest WC | Boot room

Integral double garage with WC

First Floor

Principal bedroom with en suite bath/shower room and dressing areas

Two further double bedrooms | Family bath/shower room

Second Floor

Landing with study area | Two double bedrooms | Bathroom

Garden and grounds

A converted single storey barn with potential to become ancillary accommodation (subject to the relevant consents).

Gated driveway | Three garages and workshop | Gardens | Orchard | Paddocks

In all approximately 2.09 acres

Tenure

Freehold

Local authority and tax band

Telford and Wrekin Council. Band G

Knight Frank

Shropshire
9 College Hill
Shrewsbury SY1 1LZ
knightfrank.co.uk

Tom Wright
01743 664200
tom.wright@knightfrank.com

Situation

Lower House Farm is rurally situated on the edge of the village of Waters Upton. The village itself benefits from several day to day amenities including a Post Office, award winning butcher, convenience store and restaurant/takeaway. Further afield are the larger centres of Newport and Telford both of which offer extensive eateries, pubs, supermarkets, doctors and dentists as well as local and national retailers.

Shrewsbury station has daily services to London Euston in just over two and a half hours, whilst a little further afield Stafford station offers hourly intercity services in one hour and twenty-five minutes. The A41 and A49 provide access to Chester, Liverpool and Manchester to the North and to the south; Shrewsbury, Telford and Birmingham. Local schools include Newport High School for Girls, Adams Grammar, Crudgington Primary School and in the private sector, Old Hall, Wrekin College, Prestfelde and Shrewbury schools.

Distances

Newport 8 miles, Telford 8.6 miles, Shrewsbury town and station 12 miles, Stafford town and station 21 miles, Birmingham Airport 50 miles and Manchester Airport 59 miles. (Distances approximate).

Directions (Postcode TF6 6PB)

From Telford, head North on the A442, passing through the villages of Sleapford and Crudgington. Shortly after the Crudgington crossroads, and upon entering the outskirts of Waters Upton, take the right hand turn signposted Great Bolas and Childs Ercall. Pass through the village and Lower House Farm is the last house on your Left-Hand side. W3W: love.thumbnail.inhabited







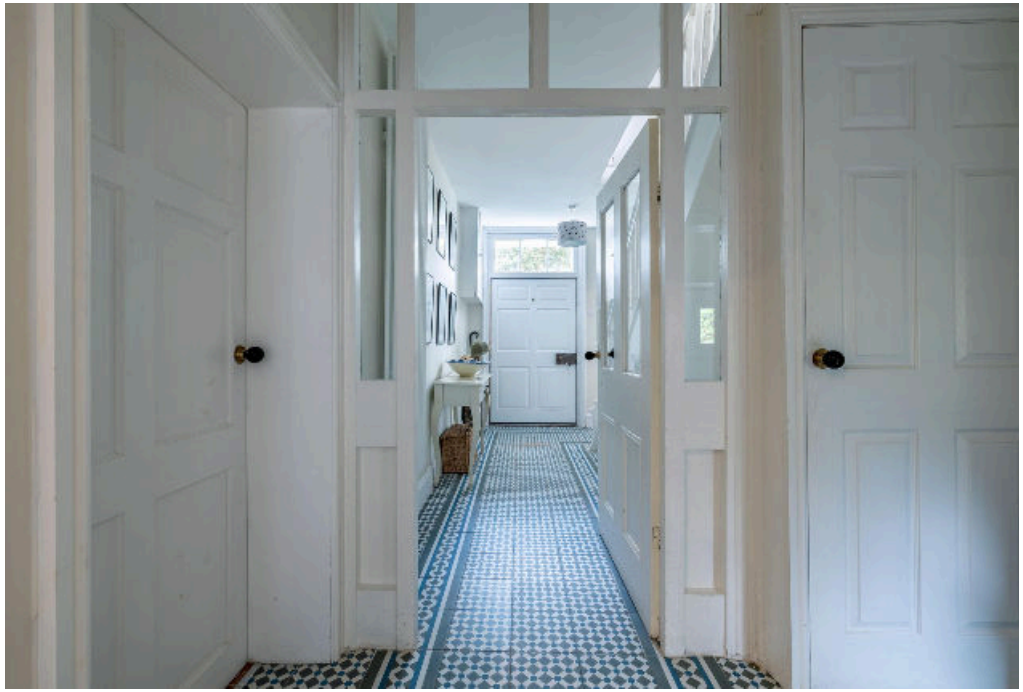
Lower House Farm

A refurbished detached Georgian/Regency village house which has been tastefully refurbished throughout. Thought to have been built in the early 18th century, with extensive remodelling undertaken in the 19th century, Lower House Farm retains a range of original features including beams, shutters, skirting boards and doors. The two principal reception rooms, with fireplaces benefitting from inset stoves and views over the surrounding countryside, lead off a central hallway. The bespoke kitchen with granite work surfaces, Aga and is complimented by a matching utility and large boot room with guest WC off. The family/playroom also leads of the kitchen, and links the kitchen to the sitting room which gives the ground floor an open plan, versatile feel.

















Off the first-floor landing is the principal bedroom suite with walk through dressing areas and bath/shower room and two further double bedrooms and a family bathroom with separate shower. To the second floor there is a spacious landing with delightful views and two further double bedrooms served by a bathroom.

The house is beautifully presented throughout with far reaching country views and with the ability to add a beautiful two-story extension to the rear, with recently obtained planning permissions (ref: TWC/2022/0447).











Separate from the house is a beautifully converted single storey barn. Currently laid out as a home office with WC and kitchen, but has all of the necessities to become ancillary accommodation (subject to the relevant consents).









Lower House Farm, Waters Upton TF6

Gardens and Grounds

Set back from the road behind an in / out driveway, bordered by wrought iron railings, Lower House Farm is entered through a pair of wide five bar gates. The gates lead to an expansive driveway with parking for numerous vehicles, and offer access to the double garage. Adjacent to the double garage is a further garage/ workshop, complete with EV charging point. A pathway leads through the orchard to the office/annex with paddock beyond, whilst in the opposite direction is west-facing rear terrace and gardens. The gardens have been pleasantly landscaped with mature shrubs, trees and borders and seamlessly merges into one of the rear paddocks. The plot totals 2.09 acres all in all.

Agents note

There is an existing overage agreement on the land shaded green to the North West (see agents land plan) which could require this land to be purchased separately and without the use of borrowed finance. Please ask the agents for further details.

Services

Mains electricity, gas, water supply and drainage.

Wayleaves, rights of way and easements

The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of ways, whether mentioned within these particulars or not.



Lower House Farm

Approximate Gross Internal Floor Area
307.28 sq m / 3307 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Shropshire
9 College Hill
Shrewsbury
SY1 1LZ
knightfrank.co.uk

I would be delighted to tell you more
Tom Wright
01743 664204
tom.wright@knightfrank.com

recycle
PRODUCED FROM SUSTAINABLE SOURCES.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.
Particulars dated September 2022. Photographs and videos dated September 2022.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.