



Bog Hill Farm, Minsterley, Shropshire

Bog Hill Farm, Minsterley, Shrewsbury, Shropshire **SY5 0NL**

A detached four-bedroom house with far reaching westerly views, set in 9.3 acres with stables with additional 14.17 acres of pasture by separate negotiation.

Set in an Area of Outstanding Natural Beauty in the Shropshire Hills, Bog Hill Farm enjoys superb views over the surrounding countryside with direct access to a network of bridleways and footpaths providing excellent riding and walking. The nearest towns are Church Stretton and Bishops Castle, with the village of Minsterley providing a good range of day to day services including shops and filling station and primary school, being about 6 miles away.

Distances: Minsterley 6 miles, Church Stretton 7.5 miles, Bishops Castle 10 miles, Shrewsbury 14 miles. (Distances are approximate).

Directions (the postcode will not take you to the property).

Leave Shrewsbury on the A488 and go through the villages of Hanwood, Pontesbury and Minsterley before taking the first exit on the roundabout towards Plox Green. After 1.1 miles turn left and stay on this road for about four miles going through Snailbeach, Stiperstones and Tankerville and having passed the car park for The Bog on the right hand side of the road, continue up the bank and on the next hairpin bend, go straight up the track where you will find the driveway to the property. What3Words ///ribs.pixel.cyclones



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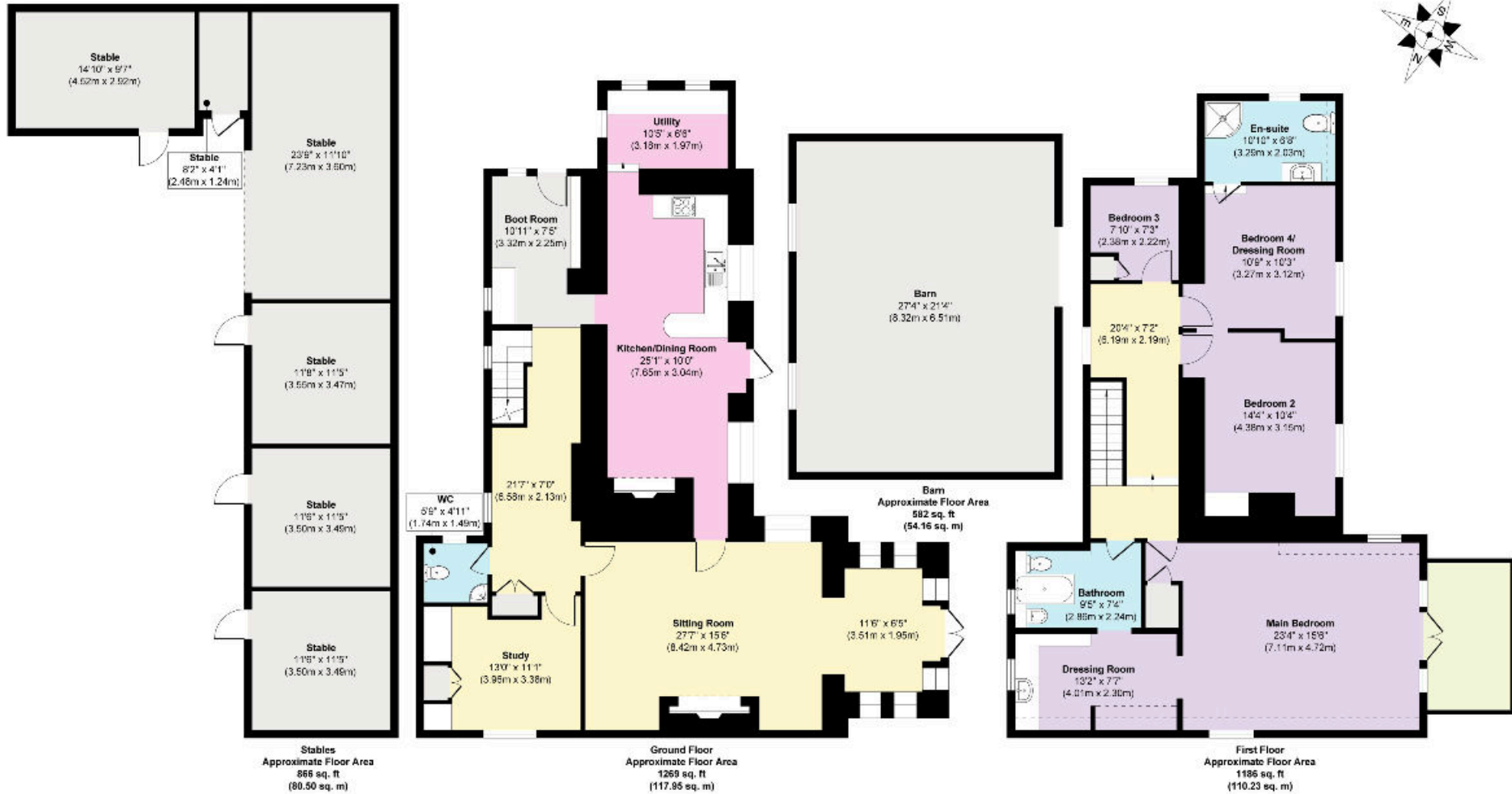
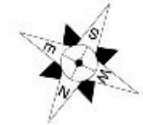
Bog Hill Farm

An old cottage that was renovated and extended in the early 2000s by last owner who loved the location so much she refused to move until her final days. Now in need of repair, updating and refurbishment, the property provides well planned accommodation. There is a large sitting room with wood burning stove and doors that open onto the terrace. A Kitchen / dining hall with utility and to the rear of the house off the hallway a study and boot room.

Upstairs there are four bedrooms with the main bedroom having a dressing room and door to the bathroom as well as a balcony from which to enjoy the far-reaching views. There are three further bedrooms and a shower room.

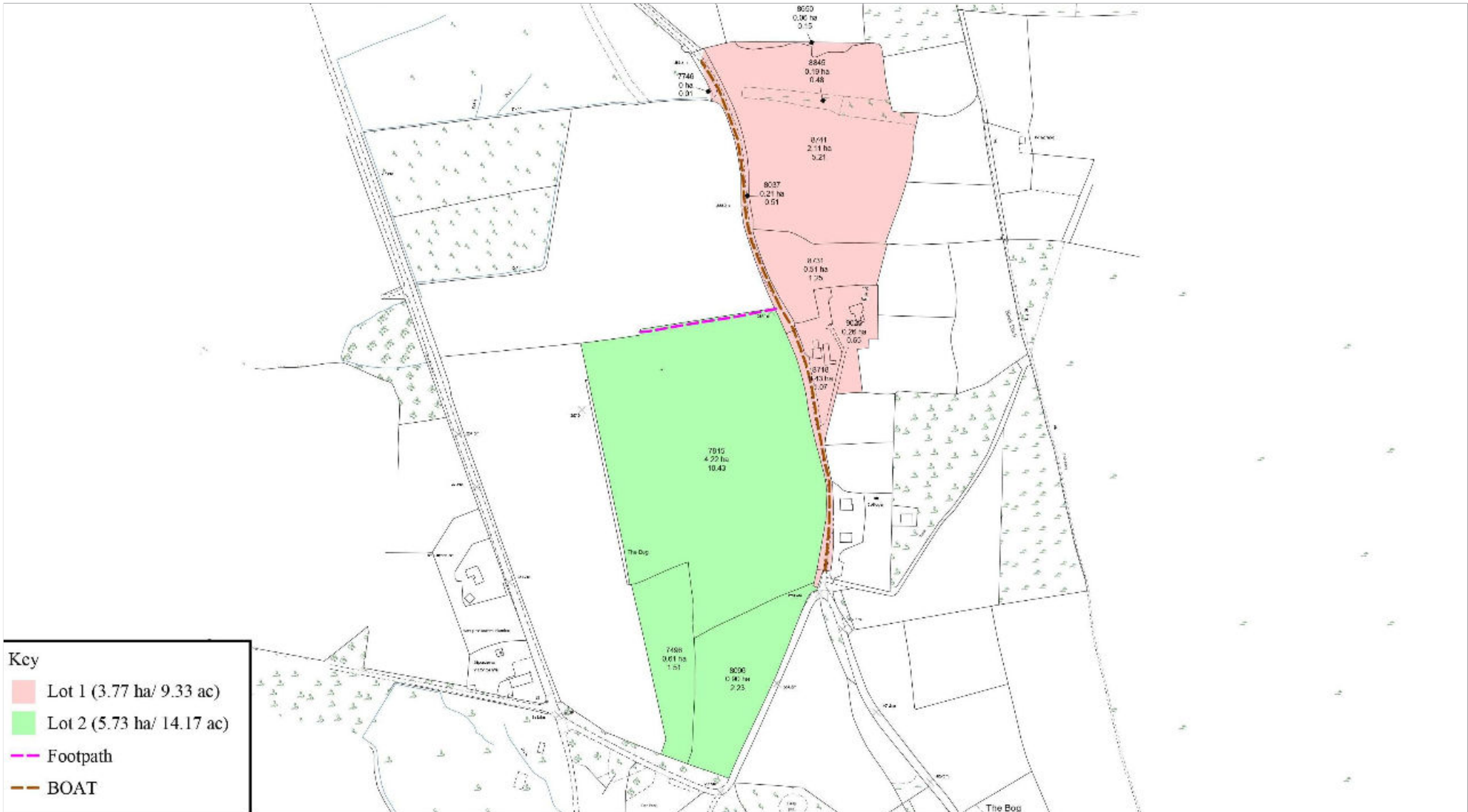


Bog Hill Farm, The Bog, Minsterley, Shrewsbury



Approx. Gross Internal Floor Area
Main House = 2456 sq. ft / 228.18 sq. m
Barn = 582 sq. ft / 54.16 sq. m
Stables = 866 sq. ft / 80.50 sq. m

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 The position & size of doors, windows, appliances and other features are approximate only.
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The Bog Farm

Location SO 358 982

Scale 1:4,500 @ A4

Drawing No. W17908-02L

Date 16.09.22



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Garden and Grounds

A gravelled driveway leads through gates and up to a large parking and turning area to the side of the house with space (subject to planning) for garaging to be built. The gardens and terrace are mainly to the front of the house with a pathway leading down to the stable block and barn.

There are four loose boxes, hay store and tack store as well as barn that needs some work. The land lies to the north of the house with about 6 acres of grazing out of the entire 9.3 acres that comes with Lot 1.

Lot 2

Lot 2 is available by separate negotiation and extends to just over 14 acres over pasture that is well fenced and accessed either of the BOAT (Byway Open to All Traffic) which runs along the western boundary of Lot 1 or a gated access onto the road. There is also a footpath on the northern boundary of Lot 2 as is shown on the plan.



Property Information

Tenure: Freehold

Services: Mains water and electricity, Private drainage is to septic tank. This was last inspected in November 2022 and at the time complied with the binding regulations. An oil fired central heating and boiler exist, but have not been running for some months.

Local Authority & Council Tax Band: Shropshire Council. Tax Band E.



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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.

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