



PIMHILL

BARKERS GREEN | WEM | SHREWSBURY | SY4 5JL





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Shrewsbury 12 miles | Oswestry 18.2 miles | Telford 23.6 miles
(all mileages are approximate)

AN ATTRACTIVE GRADE II LISTED TIMBER FRAMED PERIOD HOME
OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH LARGE
GARDENS AND A SUPERB RANGE OF OUTBUILDINGS.

Pimhill occupies a wonderful rural position
Charm and character throughout
Kitchen/breakfast room with log burner
Large outbuilding with multipurpose loft room and planning permission for conversion (20/02738/FUL)
Large gardens with detached home office/studio and sauna



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A528 road to Harmer Hill, continue on towards Wem and on the outskirts of Wem after passing the Renault garage turn right before the railway bridge along Shawbury Road, continue on this road and take the 1st turning left in Barkers Green, travel along this lane through a series of bends and turn left immediately after the Merchant Builders Centre into Weir Lane. Follow this road for about half a mile and the property will be seen on the right hand side.

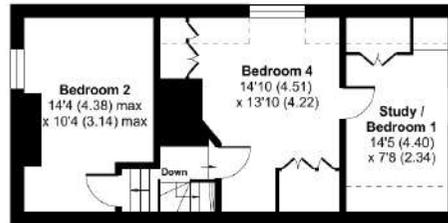
SITUATION

The property is situated in a delightful rural location set down a 'no-through' lane facing open farmland. Its position, whilst being somewhat secluded, has convenient access to the nearby market town of Wem which offers a good range of shops including supermarket, schools, leisure and social facilities together with rail and bus services. Commuters also find that ready access is available to the county town of Shrewsbury with good road links via the A49 bypass on to the A5 dual carriageway and the M54 Motorway through to Telford.

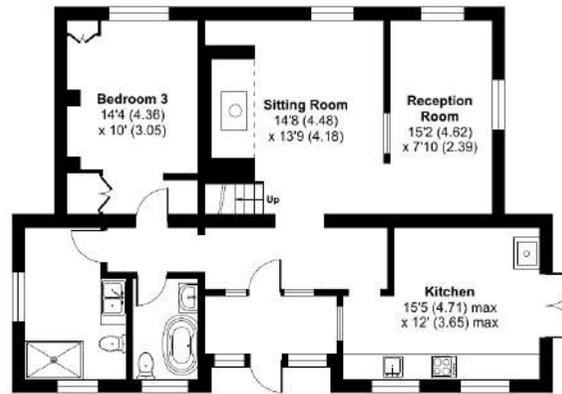
PROPERTY

Pimhill is a Grade II Listed Country Residence with approved barn conversion potential. Dating back over 400 years, this exceptional Grade II Listed detached home is a rare and atmospheric period residence, rich in provenance and architectural integrity. Beautifully preserved and thoughtfully maintained, the property showcases an abundance of original features, including exposed timbers and character detailing throughout.

Set along a peaceful no-through country lane and surrounded by open countryside, the setting offers privacy, tranquillity and an idyllic rural backdrop, yet remains conveniently positioned just a short drive (or an enchanting countryside walk) from the highly regarded market town of Wem.



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1410440

The main part of the property offers a wonderfully individual layout, seamlessly blending historic charm with refined country living. A welcoming entrance porch leads into a characterful hallway with wood flooring, setting the tone for the accommodation beyond. The elegant sitting room, completed with a log burner, provides a warm and inviting retreat, while a separate snug offers flexibility as a reading room, study or private home office.

Approximate Area = 1380 sq ft / 128.2 sq m (exclude carport)

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garages = 1113 sq ft / 103.4 sq m

Outbuildings = 404 sq ft / 37.5 sq m

Total = 2948 sq ft / 273.8 sq m

For identification only - Not to scale



GARAGE GROUND FLOOR / OUTBUILDING 2

GARAGE FIRST FLOOR



The country-style kitchen forms the heart of the home and has a log burning stove, a beautifully social space with doors opening directly onto the garden terrace, creating effortless indoor-outdoor living during the warmer months.

The ground floor also benefits from a generous double bedroom, a well-appointed family bathroom and a separate shower room, offering superb versatility for guests or multi-generational living.



To the first floor are two further bedrooms, including a particularly impressive principal suite with adjoining dressing room (could be converted to a bathroom), providing a sense of seclusion and understated luxury.

OUTSIDE

The gardens are both generous and thoughtfully arranged, offering a balance of formal and informal spaces. Expanses of lawn are complemented by a paved terrace, productive vegetable garden and greenhouse. Mature trees and established planting provide structure and privacy, while an attractive pond with rockery creates a picturesque focal point.

Further enhancing the lifestyle appeal are several timber outbuildings, including a summer house, sauna and a substantial shed suited to use as a studio or home office.

This is a truly special heritage home, offering architectural character, rural serenity and exciting future potential in equal measure.

DETACHED BARN

A significant additional asset is the detached two-storey barn incorporating a garage and carport. The barn benefits from full planning permission to extend above the garage and introduce a balcony, presenting an outstanding opportunity to create secondary accommodation — ideal for guest suites, independent living, or bespoke work-from-home space (subject to any further necessary consents).

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



