



FOR SALE

Offers in the region of £675,000

Wynswood Wilcott Marsh, Nesscliffe, Shrewsbury, SY4 1BN

An appealing and versatile Equestrian Property with part sandstone Detached Cottage, generous lawned gardens, a useful range of outbuildings and stables, together with grazing land, whilst set in a sought after locality, and having easy access to the main Oswestry/Shrewsbury A5 commuter route. IN ALL ABOUT 10.82 ACRES - NO UPWARD CHAIN.





- **Versatile Equestrian Property**
- **Well Proportioned Layout**
- **3 Beds, 3 Recps, Study**
- **Attractive Gardens & Small Orchard**
- **Former Farm Buildings and Stables**
- **Grazing Lane - 10.82 Acres in all**

DIRECTIONS

From Shrewsbury take the A5 past Montford Bridge to the new roundabout and take the 3rd exit towards Nesscliffe Village. Proceed up to the top of the Bank, turn left at the crossroads signposted Pentre, follow this road and take the second left turning signed Alderton Aquatics up a narrow lane. Proceed about 0.25 miles and the property is the second on the right.

SITUATION

The property is situated in an attractive and unspoilt rural location, which provides privacy without isolation, being only a short distance from the main A5. The property sits off a quiet country lane, whilst offering extensive open views particularly to the west with hills seen in the far distance. The property benefits particularly well from having many local connecting lanes providing excellent hacking out opportunities for equestrian uses or simply walking or cycling. Local amenities can be found nearby in the village of Nesscliffe, which provides a petrol station/convenience store, village hall, primary school and pub/restaurant. More comprehensive amenities can be found at either Oswestry approx. 9.3 miles to the north or the County town of Shrewsbury approx. 9.3 miles to the south. There are a number of state and private schools in the locality, together with sporting facilities.

DESCRIPTION

Wynswood provides prospective purchasers with an appealing opportunity to acquire a versatile and attractive equestrian or small agricultural property. The house is understood to have been extended many years ago, and now provides a spacious layout, particularly to the ground floor. There is scope to modernise and potentially further extend - subject to any necessary planning consents. Features worthy of note include a particularly attractive sitting room with a distinctive stone inglenook fireplace. There is a separate dining room which then adjoins a generous size open plan kitchen/breakfast/living room with patio doors and wonderful views out onto the garden and land beyond. There is a separate utility, guest cloaks and a useful study. On the first floor there are 3 good size bedrooms, which are then served by a bathroom. Outside the gardens wrap around the house on 3 sides, together with an extensive sun terrace.

The property was the previous home to the Welsh Pony Stud and offers users a versatile range of former farm buildings and internal stabling. The former shippon range was converted to indoor stabling, a working passageway and a feed house. The building is divided into 3 stables and a stallion loose box (presently sub-divided). There is a concreted main yard, part of which is railed off for loose housing in conjunction with a multi-purpose livestock shed adjoining the Dutch barn. To the rear of these buildings there is a gravelled access to a 2 bay livestock housing building. All the main livestock buildings have the benefit of mains water, predominantly to water bowls. Across the main yard is a generous size further multi-purpose building previously used for storage, garden room and workshop.

The land comprises productive pasture land within multiple enclosures, contained with a ring fence with road frontage.

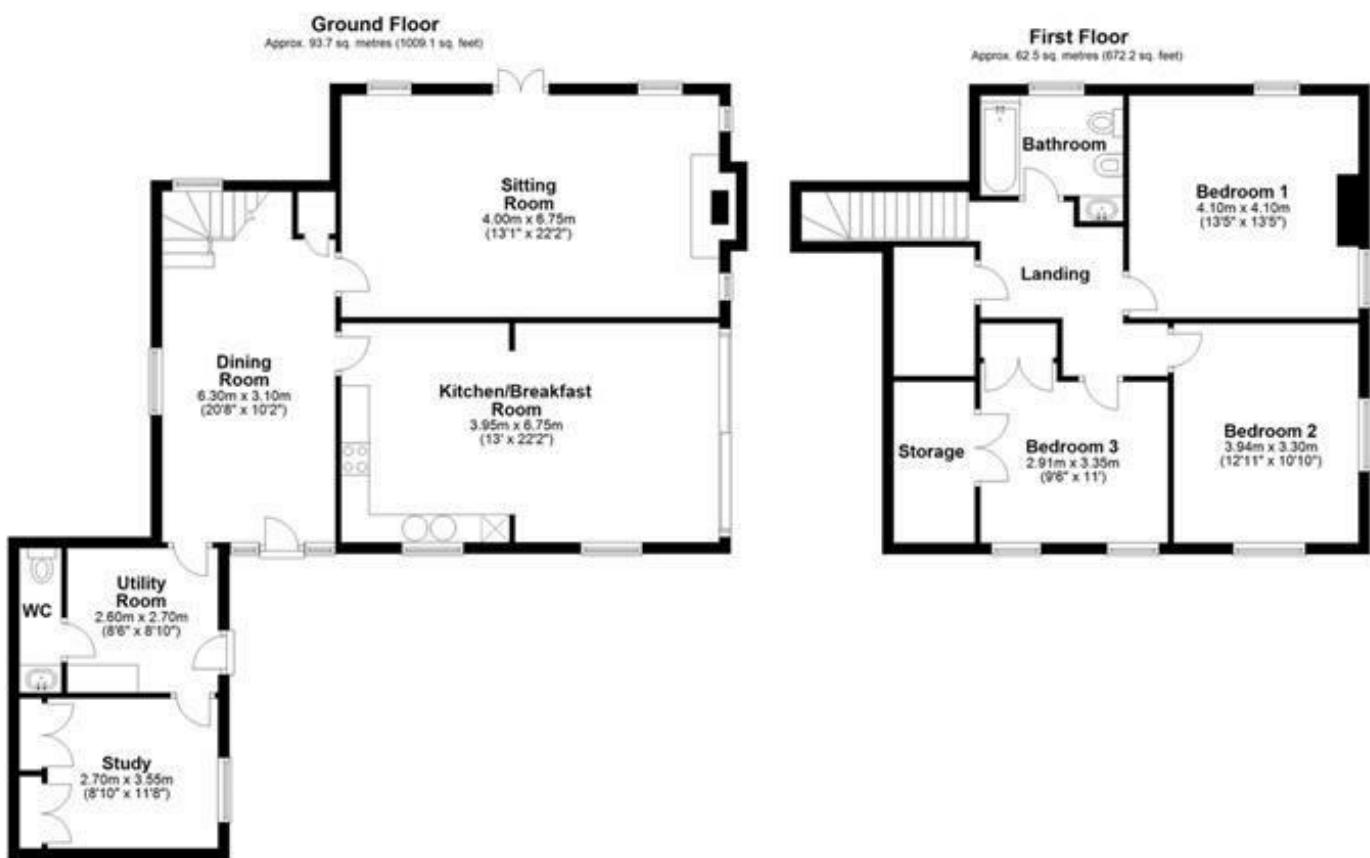
THE WHOLE EXTENDS TO APPROXIMATELY 10.82 ACRES.

ACCOMMODATION

Front entrance door with matching side screens leading into:

DINING ROOM

20'9" max x 10'2" (6.32 max x 3.10)
Useful understairs storage cupboard to staircase.



Total area: approx. 156.2 sq. metres (1681.3 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



LOUNGE/SITTING ROOM

ATTRACTIVE SANDSTONE INGLENOOK FIREPLACE with raised slate hearth having DON QUANTOCK OIL FIRED COAL EFFECT STOVE. Four double glazed windows with views over the garden and land, double glazed twin French doors leading out to the garden, display alcove with concealed light and glazed display shelves.

OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM

22'2" x 13'0" (6.76 x 3.96)

KITCHEN AREA - fitted with a range of antique pine effect finished cabinets comprising stainless steel sink unit, adjoining work surfaces with tiled splashback, built-in electric CERAMIC HOB UNIT with INTEGRATED FILTER HOOD. A range of base units comprising cupboards with drawers. INTEGRATED DISHWASHER. BUILT-IN FAN ASSISTED DOUBLE OVEN with pan storage cupboards above and below. A range of matching eye level cupboards with concealed lighting including wine rack, space for upright fridge/freezer. Sliding double glazed patio doors leading out onto the terrace and garden with extensive views.

ENTRANCE/UTILITY ROOM

8'10" x 8'7" (2.69 x 2.62)

With fitted worktop with a range of oak effect faced cupboards and drawers under, a matching range of eye level cupboards, space and plumbing for washing machine. Wood effect vinyl floor covering, external entrance door.

GUEST CLOAKS/WC

With vanity unit having moulded wash hand basin and surround, close coupled WC. Electric wall heater, wood effect vinyl floor covering.

STUDY

8'11" x 11'7" (2.72 x 3.53)

Wall mounted electric heater, an extensive range of storage cupboards.

FIRST FLOOR LANDING

Useful walk-in linen cupboard with slatted shelving, access to roof space.

BEDROOM 1

13'6" x 13'6" (4.11 x 4.11)

Twin window aspect with extensive views, a range of wardrobes.

BEDROOM 2

12'10" x 10'10" (3.91 x 3.30)

Twin window aspect with extensive views.

BEDROOM 3

10'9" x 12'11" narr to 9'7" (3.28 x 3.94 narr to 2.92)

Built-in double wardrobe, twin doors leading to:

STORE ROOM

Low access door to cylinder cupboard with Heatrae Sadia Megaflo hot water heater cylinder (pressurised). Low access door to EAVES STORAGE SPACE.

BATHROOM

With coloured suite comprising panelled bath having shower attachment, splash panelling, close coupled WC, pedestal wash hand basin with splash panelling, useful double wall cabinet.

OUTSIDE

The property is approached through a double gated entrance flanked partly by post and rail timber fencing. Concreted driveway which leads to the yard, outbuildings and gardens.

THE GARDENS

These surround the house predominantly on three sides with a substantial flagged SUN TERRACE. Steps lead down to the lawn with borders against stocked shrubbery beds including a number of young trees. To the original front of the house is a rustic trellis arch. Close to the entrance is a aluminium framed GREENHOUSE and cold water tap. Damson, plum and apple trees. Set around the house are a number of external lights.

THE OUTBUILDINGS

The property benefits from a useful and extensive range of former farm buildings mainly set around a concreted yard and having been altered in part for equestrian purposes, however would suit many forms of livestock, if required. Presently comprising as follows:

CONCRETE BLOCK/COLOUR WASHED AND SHEETED MULTIPURPOSE BUILDING approx. 34'10" x 18'7" overall. An internal partition has been erected to create a GARDEN STORE provided with separate external access door, together with power. This building could easily be adapted to provide additional stabling, if required.

PURPOSE ADAPTED BRICK STABLE BLOCK including WORKING PASSAGEWAY, 3 STABLES (overall 32'7" x 17') each with hayrack and water bowl. Overhead strip lighting with rocker switches. STALLION/FOALING LOOSEBOX approx. 17' x 12' presently sub-divided with hayrack, water bowl and separate external access door. FEED HOUSE approx. 17' x 10' with sink with cold water supply, worktop, a range of cupboards, electric water heater.

3 BAY DUTCH BARN with lean-to concrete GENERAL LIVESTOCK LOOSE HOUSING SHED approx. 30' x 23' overall, including feed barrier to barn, water bowl and lighting.



Rear gravelled track access to small STORAGE SHED and chicken pen. Access to the DUTCH BARN.

LIVESTOCK HOUSING BUILDING approx. 29' x 19'5", divided into two loose boxes, each having hayrack and water bowls.

THE LAND

This lies adjacent to the house and outbuildings within a ring fence, laid to productive permanent pasture with various paddock enclosures and served by water troughs.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, curtains and light fittings are included in the sale. Only those items described in these sale particulars are included in the sale.

RIGHTS OF WAY/WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) shall be taken to have full knowledge of the boundaries and neither the vendor or the Agents will be responsible for defining any boundaries

MELVERLEY INTERNAL DRAINAGE BOARD

The property is subject to an annual payment to the Melverley Internal Drainage Board, currently (2024/2025) £53.40, for the maintenance of drainage ditches in the local area.

DECLARATION

As required under the Estate Agents Act it should be noted that a member of Halls Holdings Limited has a beneficial interest in the property.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating system. None of these services have been tested.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX

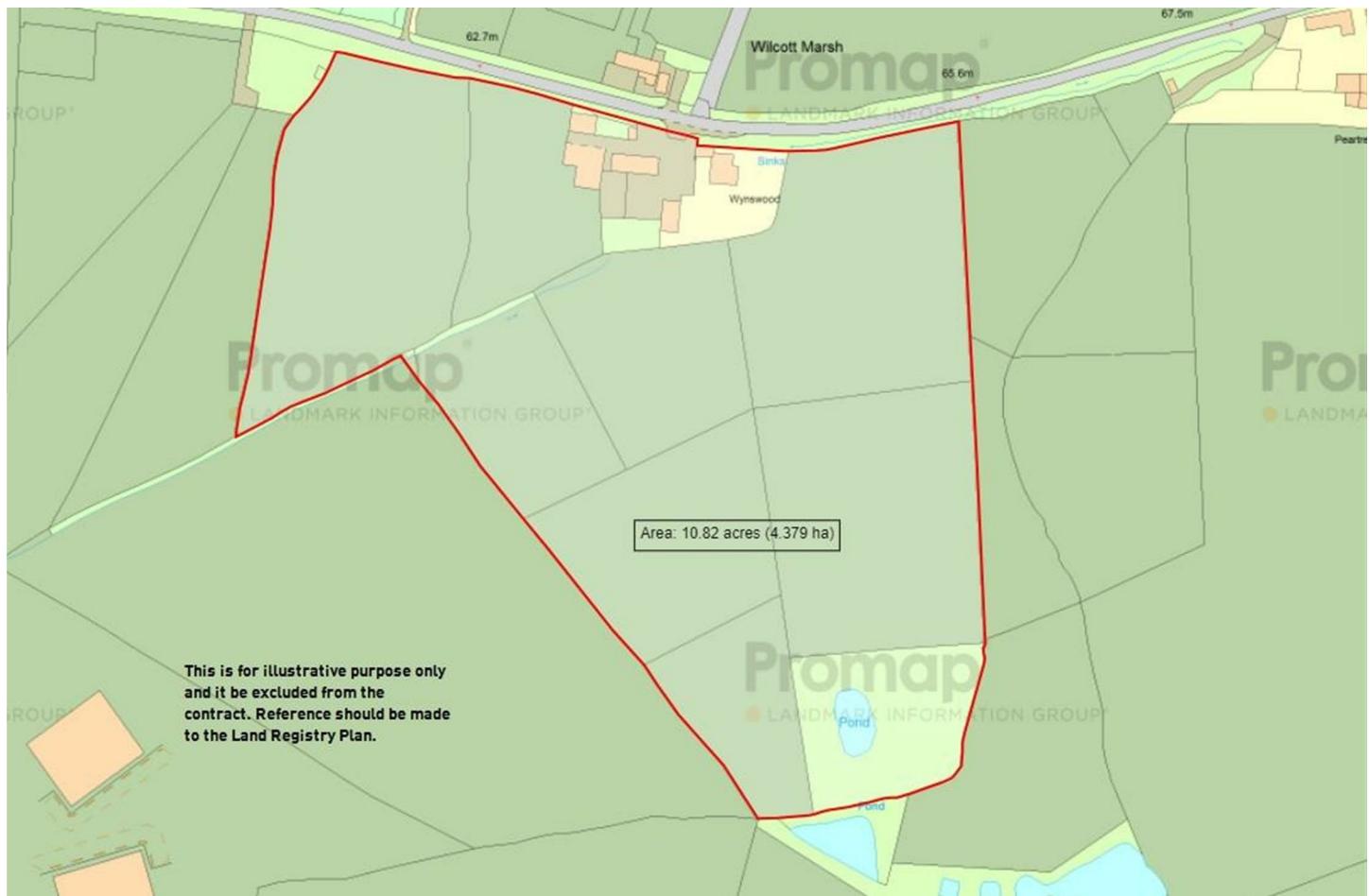
The property is currently in Council Tax Band D - Shropshire Council.

VIEWINGS

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
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OnTheMarket.com



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