

Lower Harton Farm Harton, Church Stretton, Shropshire,
SY6 7DL

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £675,000

Viewing: strictly by appointment through the agent

Storm porch with upvc double glazed entrance door gives access to:

Reception hallway

Having engineered wooden flooring, radiator, upvc double glazed window to front.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, part tiled to walls, engineered wooden flooring, upvc double glazed window to front.

From reception hallway door gives access to:

Lounge

26'3 x 16'5

Having double doors, feature exposed brick chimney breast with attractive wood burning stove with inset timber above, two upvc double glazed windows to rear and one upvc double glazed window to front, two radiator, wall light points, engineered wooden flooring.

Door from reception hallway gives access to:

Dining room

14'8 x 11'3

Having exposed beams to ceiling, radiator, upvc double glazed French doors giving access to gardens.

Door from dining room gives access to:

Sitting room

16'4 x 12'3

Having attractive period style fireplace, radiator, upvc double glazed window overlooking gardens, exposed timbers to ceiling, wall light points.

Door from reception hallway gives access to:

Kitchen/breakfast room

15'10 x 11'8

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinet, AGA, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, free standing dishwasher, upvc double glazed window to front, tiled splash surrounds, tiled floor.

Part glazed door from kitchen/breakfast room gives access to:

Utility room

12'6 x 6'0

Having two upvc double glazed windows overlooking the gardens, upvc double glazed door giving access to front of property, Belfast style sink, tiled floor, fitted worktop.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window with pleasing aspect, radiator, airing cupboard, linen store cupboard.

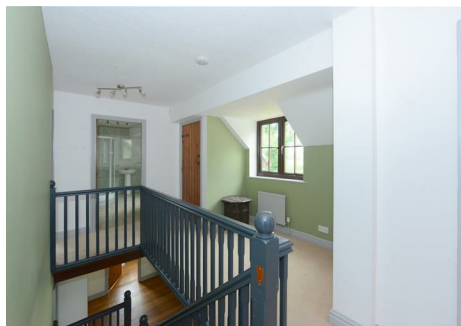
Doors from first floor landing then give access to: Five bedrooms and family bathroom.

Bedroom one

16'6 x 15'11

Having upvc double glazed window to front and rear (the front having a pleasing aspect toward local farmland, countryside and beyond),two radiators, range of fitted wardrobes.





Door from bedroom gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, store cupboard, half tiled to walls, upvc double glazed window to rear.

Bedroom two

13'6 x 11'8

Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, radiator, range of fitted wardrobes with storage cupboards above.

Bedroom three

12'1 x 11'3

Having upvc double glazed window overlooking the gardens, radiator, wood effect flooring, large built-in wardrobe.

Bedroom four

12'3 x 8'1 excluding recess

Having upvc double glazed window to rear, radiator.

Bedroom five

9'9 x 8'0 excluding recess

Having upvc double glazed window overlooking the gardens, radiator.

Family bathroom

11'7 x 8'2

Having a four piece suite comprising: Jacuzzi style bath (in need of repair), tiled corner shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, tiled to walls, upvc double glazed window, heated chrome style towel rail.

Outside

To the front of the property there is a generous stoned driveway providing ample off street parking for a number of vehicles. Access is given to:

Double garage

19'8 x 18'3

Having floor mounted oil fired central heating boiler, upvc double glazed window to rear, roller door, fitted power and light, useful storage area above.

The property sits in grounds approaching approximately 0.9 of an acre. To the front and left hand-side of the property there are lawned gardens, mature plantation trees etc. To the rear of the property there is an enclosed lawned garden which then extends to the over side of the property where there is a raised decked area and mature shrubs, bushes, trees etc. To the side of this there is paddock area with separate access and a very large steel farm structured barn with drivable access from the road below. Floodlit security lights surround the property.

Directions

On entering Church Stretton at the traffic lights turn left onto Sandford Avenue and continue for 1.2 of a mile until reaching Hope Bowdler. Then continue for a short distance and turn right signed posted for Soudley and Ticklerton and then continue on this country road for 1.2 of a mile and turn right signed posted for Acton Scott, Marshbrook and Westhope. Continue for approximately 0.1 of a mile, and at the crossroads turn left signed posted for Westhope, then continue on this country road for approximately 0.7 of a mile and immediately after the 'road liable to flooding sign' and Oaklands Campsite turn right onto a graveled track and the property is situated on the left hand-side clearing identified by our For Sale board.

Services

Mains water, electricity, septic drainage (which the vendor informs us has been empty for the last 2 years), are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND F

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

