



Cross Green Farmhouse
Berwick, Nr. Shrewsbury, Shropshire

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Cross Green Farmhouse

Berwick, Nr. Shrewsbury, Shropshire, SY4 3HS

A substantial period farmhouse of immense charm with far reaching views in a convenient semi-rural location

Shrewsbury railway station 3 miles, Baschurch 6 miles, Ellesmere 14 miles, Oswestry 17 miles, Stafford 43 miles, Chester 43 miles

Drawing room | Dining room | Snug | Kitchen/ breakfast room | Six bedrooms | Three bathrooms | Utility room | WC | Grounds and gardens extending to around 0.54 acres | Two brick built stores | Corrugated iron garage Opportunity to rent approx. 2.5 acres of paddocks in close proximity | EPC rating: F

The property

Cross Green Farmhouse boasts wonderfully light, spacious and well-proportioned accommodation requiring modernisation. Standing prominently within its plot with awe-inspiring views across to Rodney's Pillar, Cross Green Farmhouse offers immense scope and opportunity for a new purchaser.

The property provides excellent versatility, lending itself to both comfortable everyday living and larger scale entertaining, with a blend of smaller cosier rooms and larger reception spaces. Characterful features are present throughout the house including exposed beams, high ceilings, multi paned wooden windows and quarry tiles.

Two primary reception rooms radiate off a welcoming entrance hallway which has an elegant staircase rising to the first and second floors. With a double aspect, the part panelled drawing room has an open fireplace with cast iron surround and decorative tile slips. The

dining room features a magnificent inglenook fireplace housing a wood burning stove. Laid with quarry tiles, the kitchen is fitted with a range of wall and base units with steps leading down to utility room and WC. A snug/playroom and door to the cellar completes the ground floor accommodation.

Over the first and second floor are six double bedrooms serviced by three bathrooms. The house has an easy flow of rooms with a secondary staircase further linking the three floors.

Outside

With two points of access, the property is approached over a sweeping gravelled driveway providing parking for several vehicles. The house stands surrounded by mature trees and established shrubbery with a large expanse of lawn to the rear. Outbuildings include two brick built stores and a corrugated iron garage with access from the lane. There is the opportunity to rent approx. 2.5 acres of paddocks in close proximity.

Location

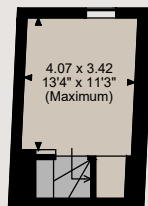
Cross Green Farmhouse is conveniently placed on the fringes of Shrewsbury with unrivalled views over the Berwick Estate and open countryside. The historic County Town of Shrewsbury has an extensive range of shopping, leisure and social facilities including the new theatre, Theatre Severn, the Quarry Park, which holds a number of events throughout the year, notably the world famous flower show. There is also a wide selection of restaurants.

The house is ideally placed for a good selection of state and private schools including The Corbett in Baschurch, Shrewsbury School, Shrewsbury High School for Girls, along with Packwood and Prestfelde preparatories. The A5 is a short distance away and provides road links to the North West via Oswestry and to the east via Telford to Birmingham. There is a rail service available in Shrewsbury. Airports are available at Liverpool, Manchester and Birmingham.

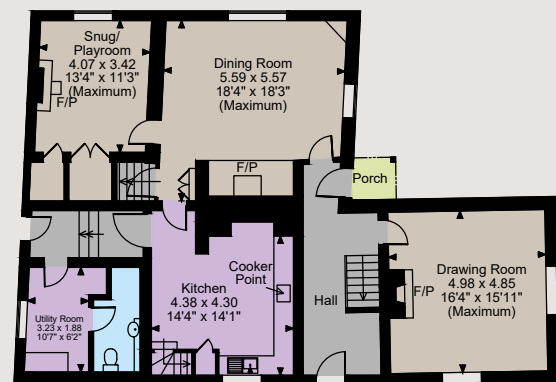
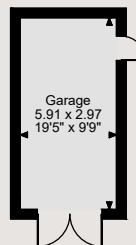
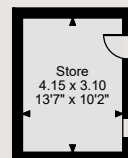
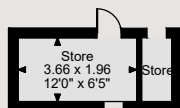




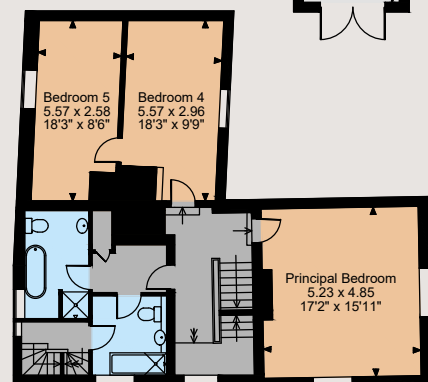
House internal area 3,572 sq ft (332 sq m)
Garage internal area 189 sq ft (18 sq m)
Stores internal area 238 sq ft (22 sq m)
For identification purposes only.



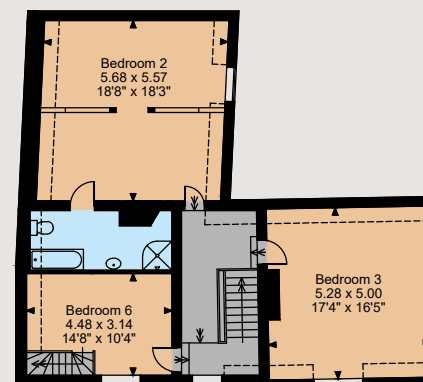
Cellar



Ground Floor



First Floor



Second Floor

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

□ □ □ Denotes restricted head height

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Directions

NB: SatNav will not take you directly to the property following postal code SY4 3HS
what3words: proper.could.cult

General

Local Authority: Shropshire Council

Council Tax: F

Services: Oil fired central heating. Mains water and electric. Private drainage via septic tank. We understand that the private drainage at this property may not comply with the relevant regulations.

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £725,000

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

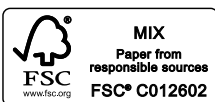
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