



Pultheley Farm, Nr. Hyssington, Shropshire, England

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Pultheley Farm Nr. Hyssington, Shropshire, SY15 6AX

An exquisitely renovated former farmhouse standing in 9.06 acres of enchanting grounds with private lake, paddock and a detached one-bedroom annexe

Church Stoke 3 miles, Bishops Castle 4 miles, Montgomery 8 miles, Welshpool 13 miles, Church Stretton 14 miles, Shrewsbury 18 miles, Ludlow 21 miles

Drawing room | Dining room | Family room
Study | Kitchen/breakfast room | Five bedrooms
Three bathrooms | Self-contained one-bedroom apartment | Double car port | Stores | Lake
9.06 acres of gardens, grounds and paddock in total

EPC rating: Main house D, Annexe C

The property

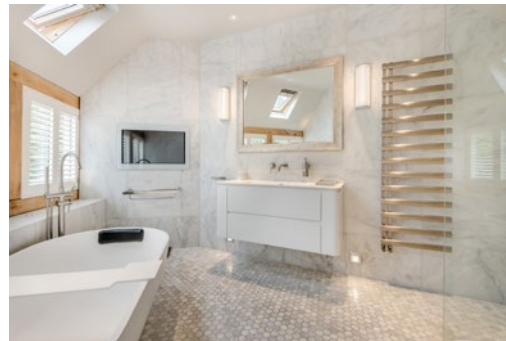
Pultheley Farm is a charming Grade II listed C17th farmhouse, which stands nestled into the breath-taking countryside lining the England-Wales border. During the current 14-year ownership, the property has been sympathetically extended and refurbished, including an extensive scheme of works completed in 2020. There is a wonderful blend of original period features and modern infrastructure, such as underfloor heating and a Control4 smart home system with security cameras.

At the heart of the house is a stylish kitchen fitted with bespoke oak cabinetry under contrasting marble work surfaces. It features a central breakfast island, large utility area and wide range of appliances including an oil fired Rangemaster, Gaggenau Teppanyaki and

barbeque grill, double electric oven, American fridge freezer, dishwasher and wine coolers. Two primary reception rooms lead off the kitchen; an elegant dual aspect drawing room with apex ceiling and an everyday family room with log burning stove set into an inglenook fireplace. Beyond is the dining room. Two bedrooms to the ground floor are fitted with extensive bespoke Neville Johnson cabinetry. The principal bedroom is of particular note with open countryside views through French doors and being served by a luxurious en-suite finished with Italian marble and featuring a Lusso Stone soaking tub. A shower room completes the ground floor accommodation.

Stairs rise to the first floor where three further bedrooms, all with garden views, and a family shower room radiate off a spacious landing. The open study is fitted with Neville Johnson desk cabinetry and enjoys underfloor heating.









The annexe

Located over the carport, an external staircase rises to a charming one-bedroom self-contained apartment with full working kitchen, dining and living areas. Double doors lead out onto the garden. Being set away from the main house, the annex lends itself for ancillary living or holiday let usage.

Outside

An exceptional feature of Pultheley Farm are the enchanting gardens. Mainly laid to lawn, the rolling landscape is interspersed with mature specimen trees and an avenue of ancient oaks line the lakeside edge. A waterside terrace provides an idyllic position from where to enjoy the tranquil surroundings. Within the grounds are a number of fully stocked borders with herbaceous flowering plants and established shrubs, providing year round colour and structure. The garden has many lights that create an impressive night-time ambience.

Beyond the formal gardens is a 5.9-acre paddock with a planning permission for four, three-bedroom holiday chalets. Planning reference 1/02346/P & 1/02347/L. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Approached through elegant electric gates, a gravelled driveway sweeps past the double carport with additional stores, to a parking forecourt for several vehicles.







Location

Pultheley Farm is situated nearby to the parish of Hyssington, in the glorious unspoilt countryside of the Shropshire/Montgomeryshire borderlands. The magnificent rural landscape in the area has changed little over the centuries and is renowned for its excellent outdoor pursuits.

A range of local amenities are located just 3 miles away in Church Stoke including a supermarket, two public houses, village hall and primary school. The nearby market towns of Bishops Castle and Montgomery also offer a wide variety of amenities, along with the historic county town of Shrewsbury, about 18 miles away, providing extensive recreational, educational, shopping facilities. From here, there is a fast rail link to London (Euston) taking 2.5 hours. There are good road links to several excellent schools, notably Shrewsbury School, Prestfelde Preparatory and Moor Park Preparatory.

Directions

Follow Satnav to SY15 6AX

What3words: nagging.gratuity.mastering
Approaching south along the A488, the entrance to the property will be found on the left hand side after a tree lined fence, set back from the road.

General

Services: Mains electricity. Oil fired central heating. Propane gas cooker. Private water supply – bore hole with filter and pressure pump. Private drainage – septic tank. Current internet provider is SWS Broadband.

Local authority: Shropshire Council

Council tax: Band F

Tenure: Freehold

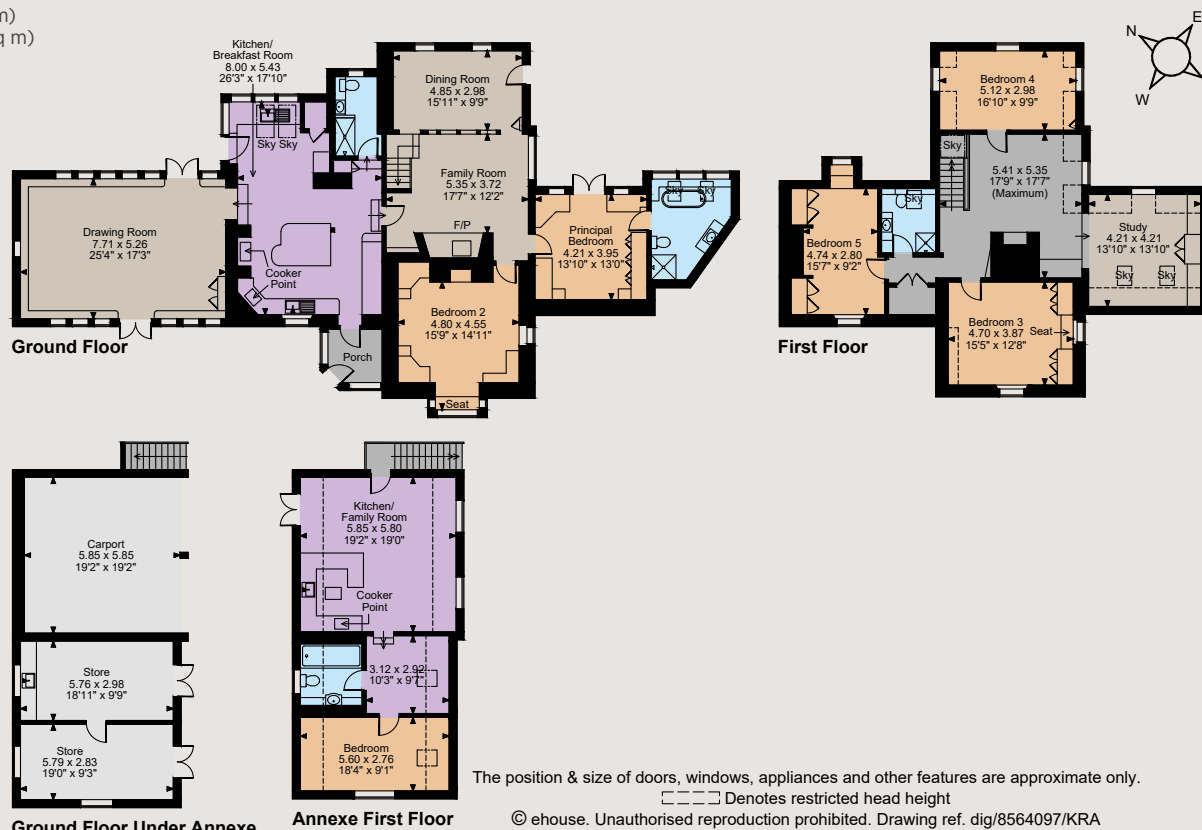
Listing: Grade II

Guide Price: £1,499,999

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.



Main House internal area 3,093 sq ft (287 sq m)
 Carport & Stores internal area 506 sq ft (47 sq m)
 Annexe internal area 755 sq ft (70 sq m)
 Total internal area 4,354 sq ft (404 sq m)



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