



Mapp Farm

Kenley, Shrewsbury, Shropshire

A detached stone farmhouse located in a beautiful and picturesque South Shropshire setting

Mapp Farm is an architectural delight, built predominantly from traditional Kenley stone and sympathetically restored and reconfigured to meet modern day family living. With quality fixtures and fittings, elegant decor and period features, it embraces far reaching views including Wenlock Edge and Brown Clee.



2 RECEPTION ROOMS



5 BEDROOMS



1 BATHROOM & 1 WC



DOUBLE CARPORT



GARDEN



FREEHOLD



RURAL



2,263 SQ FT



**GUIDE PRICE
£950,000**

The property

Mapp Farm is a detached stone farmhouse offering 2,300 sq ft of light filled, flexible accommodation. It provides an elegant, practical living and entertaining environment, combining modern amenities with period features, including high ceilings.

The architect designed accommodation flows from an open canopy porch into a welcoming and bright entrance hall. This leads to an extensive kitchen, with open plan access into the dining and family rooms. The area is ideal for entertaining and modern family living. The kitchen, with exposed stone wall, offers a generous range of high quality wall and base units with granite worktops, inset double Belfast sink, integrated dishwasher and range cooker. The central island offers further storage and granite worktops to create an excellent breakfast bar.

Engineered oak flooring and under floor heating extend throughout the ground floor. The kitchen opens into a triple aspect dining and family room area with inset Clearview wood burning stove and French

doors leading out to the paved patio terrace, perfect for entertaining and outdoor dining.

The cosy sitting room affords dual aspect windows and a Clearview wood burner with character fireplace surround. The half cellar includes a spacious utility and boot room providing ample room for white goods, guest WC and rear access door into the garden.

Stairs rise from the inner hall to a half landing, giving access to a luxuriously appointed family bathroom showcasing an exposed stone feature wall, a white suite comprising freestanding bath, wash hand basin with vanity unit, walk in double shower cubicle and twin towel radiators.

On the first floor there are four well proportioned bedrooms, the principal enjoys double doors leading out to a delightful sun terrace with glass balustrade providing unspoilt views of the surrounding countryside. Stairs rise from the landing leading up to the fifth bedroom.



Outside

Set within approx. 0.6 acres Mapp Farm has been lovingly landscaped with delightful garden rooms and generous parking, with double carport adjacent to the stone byre. The mature gardens offer spectacular views of the surrounding fields and countryside including Wenlock Edge, which forms part of the Shropshire Hills AONB.

The landscaped gardens enjoy a range of features including a large lawn, wide well-stocked borders with a variety of plants, trees and wildflowers, a wildlife pond, woodland, orchard, labyrinth and a choice of inviting seating areas. In the Eastern garden there is a water feature, inviting pavilion and fire pit area. The award winning vegetable garden has raised beds with irrigation, and quality greenhouse.

Steps from the lawn lead up to a large paved terrace ideal for entertaining, and al fresco dining, the whole screened by mature hedging and trees, while enjoying far reaching countryside views. There are a range of outbuildings, carport, and pavilion.

Location

Situated in the hamlet of Kenley with its quaint Church and thriving community, the area is considered to be one of the most sought after rural areas of Shropshire, conveniently placed for access to Much Wenlock, Church Stretton, Bridgnorth, Shrewsbury and Telford. A number of these towns have railway stations providing regular services to London, Birmingham, Manchester, Cardiff and links onto the M54, M6 and M1.

The County Town of Shrewsbury also benefits from a vast range of shopping, leisure and recreational facilities to include Theatre Severn and the Quarry Park that borders the River Severn providing beautiful riverside walks and the venue for a number of annual events.

The area offers a good selection of state primary and secondary schooling together with independent schools including, Concorde College, Prestfelde, Shrewsbury School and Shrewsbury High School.

Distances

- Kenley 1 mile
- Acton Burnell 3.3 miles
- Much Wenlock 5.4 miles
- Church Stretton 8.9 miles
- A5 11 mile
- A49 (Shrewsbury Road) 11.2 miles
- M54 (Jct 7) 11.6 miles
- Shrewsbury 12.3 miles
- Telford 14.2 miles
- Birmingham 47.3 miles
- Birmingham International Airport 56.2 miles

Nearby Stations

- Church Stretton
- Shrewsbury

Key Locations

- Buildwas Abbey
- Wroxeter Roman City
- Carding Mill Valley & Shropshire Hills

- Attingham Park
- Acton Scott Heritage Farm
- Ironbridge (A UNESCO World Heritage site)
- River Severn
- Theatre Severn
- The Quarry Park
- Shrewsbury Museum & Art Gallery
- Haughmond Abbey

Nearby Schools

- Church Preen Primary School
- Christ Church CofE Primary School
- Prestfelde Prep
- Wrekin Prep & Wrekin College
- Concord College
- Shrewsbury School
- Shrewsbury High School





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

Main House internal area 2,263 sq ft (210 sq m)
Total internal area including outbuildings 3,143 sq ft (292 sq m) For identification purposes only.

Directions

Post Code SY5 6NR
what3words: ///strutting.nature.products

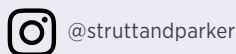
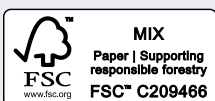
General

Local Authority: Shropshire Council
Services: Mains electricity and water. Private drainage which we understand to be legally compliant. Air source heat pump for hot water and central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band E
EPC Rating: E
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Shropshire & Mid Wales

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