

Slip Farm

Shrewsbury | Marchamley | Shrewsbury | SY4 5LE

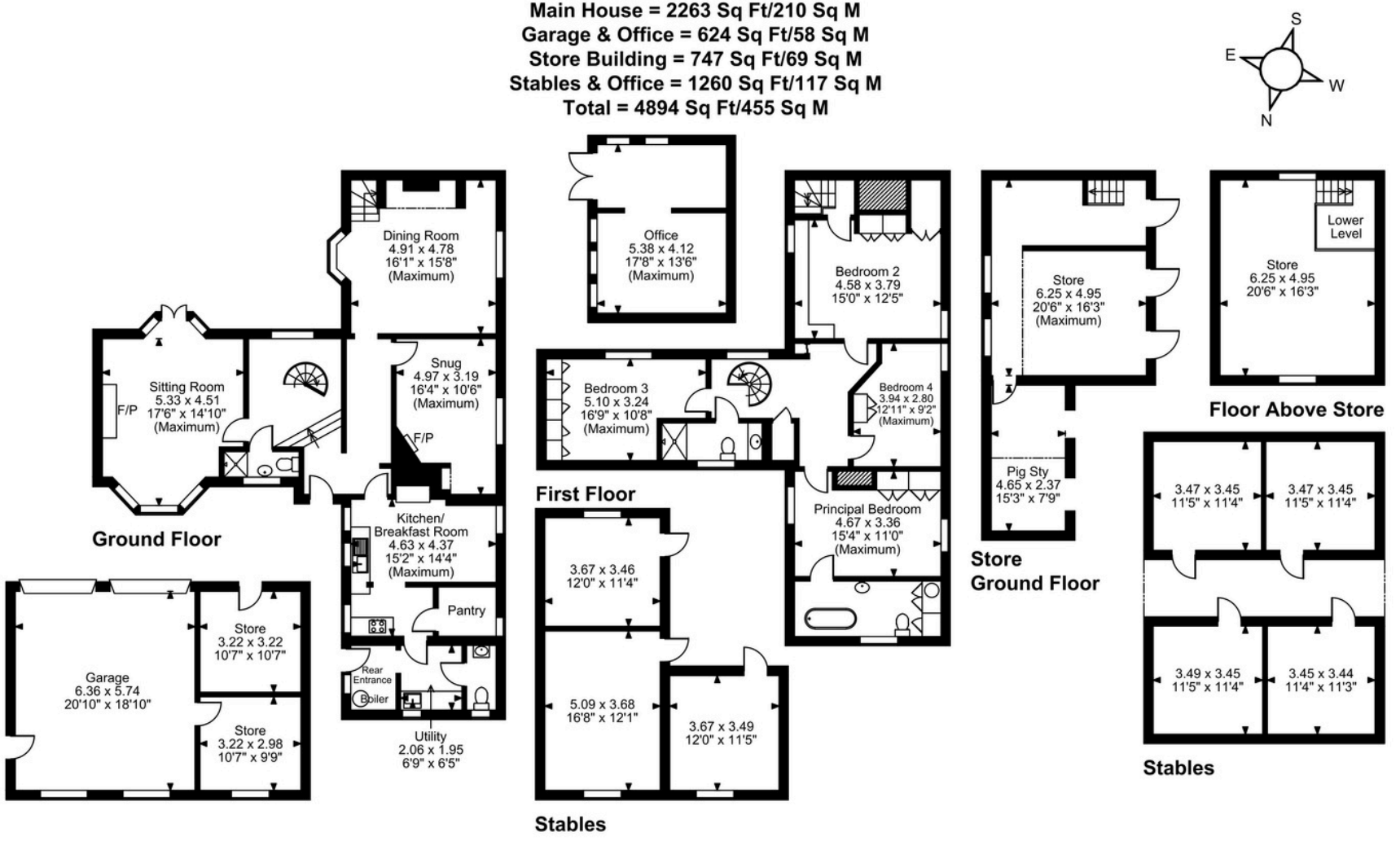
Balfours
PROPERTY PROFESSIONALS







Slip Farm, Marchamley, Shrewsbury
Approximate Gross Internal Area
Main House = 2263 Sq Ft/210 Sq M
Garage & Office = 624 Sq Ft/58 Sq M
Store Building = 747 Sq Ft/69 Sq M
Stables & Office = 1260 Sq Ft/117 Sq M
Total = 4894 Sq Ft/455 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Whitchurch 8.4 miles, Market Drayton 10.6 miles, Telford 16.2 miles, Shrewsbury 17.9 miles (All distances are approximate).

A truly exceptional four-bedroom 16th century grade II listed country home, in the village of Marchamley, on the outskirts of Shrewsbury, complemented by attractive gardens, equestrian facilities and 5.05 Acres (2.04 Ha).

Key Features

- Edge of Village Location
- Countryside Views
- Equestrian Facilities
- Family Home
- Lifestyle Purchase
- Three Reception Rooms
- Grade II Listed
- Modern Kitchen
- Four Bedrooms
- Separate Home Office
- Solar Panels
- Terrace with Hot Tub
- Set in 5.05 Acres (2.04 Ha)
- 7 Stables & 20x40 Arena
- Double Garage & Store
- Freehold

Occupying an enviable edge of village position with far-reaching countryside views, this charming Grade II Listed residence represents a rare opportunity to acquire a substantial family home with exceptional lifestyle appeal. Rich in character and history, the property seamlessly combines the charm of period features with modern family living, set within approximately 5.05 acres (2.04 hectares) of gardens, paddocks and grounds.

The accommodation comprises three well-appointed reception rooms, one with french doors to the patio, a modern kitchen with a comprehensive range of units and integrated appliances, downstairs shower room, WC, pantry and a utility. Ample workspace and storage, together with space for informal dining, make it an ideal hub for family life and entertaining alike.

The first floor offers four well-proportioned bedrooms, each enjoying individual character and pleasant outlooks over the surrounding grounds and countryside beyond. The principal suite is serviced by its own en-suite bathroom, with the three further bedrooms served by a family bathroom, providing practical living arrangements for growing families or visiting guests.

A careful balance between historic charm and modern convenience has been successfully maintained, creating both elegance and functionality. The property presents a unique opportunity for those seeking a country lifestyle without sacrificing accessibility to village amenities, with its idyllic setting in a peaceful rural community, together with extensive grounds, outstanding equestrian facilities and fantastic local hacking routes.

Outside, a detached home office offers an ideal space for remote working, while a generous terrace complete with hot tub provides the perfect setting for relaxing and enjoying the surrounding rural views.

Equestrian enthusiasts will be particularly impressed by the extensive facilities, comprising seven stables, a 20m x 40m arena, paddocks and supporting outbuildings. Further benefits include a double garage, store, and the addition of solar panels, contributing towards improved energy efficiency.

Rarely available and offering an outstanding combination of character, countryside living and equestrian facilities, this superb freehold property presents a unique opportunity for those seeking a rural family home with excellent lifestyle credentials.















General

Services: Mains water and electricity. Oil fired heating, wood burner and open fires. Septic tank drainage.

Council Tax: Band: F

Postcode: SY4 5LE

Local Authority: Shropshire Council (0345 678 9000)

Mobile Signal: EE ✓ three ✓ O2 ✓ Vodafone ✓

Broadband Speed: Our research has indicated that Standard Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea and Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors. Hot tub and blinds are advised to be included in the sale.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



Directions: From the Battlefield Roundabout in Shrewsbury, exit onto the A49 towards Whitchurch. Continue on the A49 for 8.6 miles, then turn right (signposted to Hodnet & Hawkstone Park Follies). Continue through the village of Weston for 2.2 miles and take a slight left. Continue throught the village of Marchamley and take a left at the end of the road. Slip Farm is found a short distance down the road on your right.

what3words: ///expose.silly.purified

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