



The Fields Farm  
Whixall | Shropshire





# The Fields Farm

Dobsons Bridge, Maltkiln Lane  
Whixall, Shropshire, SY13 2QJ

An exceptional 4-bed family farmhouse with excellent equestrian facilities, 9.66 acres of land and gardens, all ring fenced and privately positioned.

- 4-bed property with spacious living accommodation.
- GF: large kitchen/breakfast room, utility, pantry, shower wet-room, living room, dining room, snug.
- FF: master bedroom with en-suite, 2 double bedrooms sharing a Jack and Jill bathroom, 1 further bedroom and a family bathroom.
- Large garage with secure tack room.
- Timber framed building with cantilever roof, 5 stables.
- Range of steel framed buildings used for storage and workshops.
- Range of brick-built buildings for storage and potential for conversion to a wide range of uses subject to pp.
- Plenty of parking and turning space.
- Outdoor 40m x 20m arena.
- Well fenced and secure paddocks.
- In all about 9.66 acres.

## Distances in approx. miles:

Whixhall 2m | Wem 5m | Whitchurch 8m  
Ellesmere 8m | Malpas 11m | Shrewsbury 16m  
Oswestry 16m | Wrexham 19 miles | Chester 27m  
Birmingham 60m



## Location

The Fields Farm is located off a no-through road called Maltkiln Lane, near the village of Whixall. Sitting adjacent to the Llangollen canal the location offers the best of both worlds, being a rural and tranquil setting, yet within easy access to local towns and villages. Local shops can be found in nearby Wem and Prees, whilst further amenities are available in the market towns of Whitchurch and Ellesmere.

On the educational front, there are several primary and secondary schools located in Whixall, Whitchurch, Wem and Prees. Further afield there are both private and comprehensive schools available, including the well know Ellesmere College, King's and Queen's in Chester and Shrewsbury School.

There are several golf courses locally at Hill Valley, Hawkstone Park and Carden Park. The area has plenty of sporting clubs available, including Whitchurch Rugby and Cricket Clubs, Prees Recreation Club and Tennis facilities at the local village of Tilstock, also Wem and Whitchurch. There are gym and spa facilities available in Whitchurch and plenty of well-known footpaths in the area, whilst the canal path is located at the end of the drive.

The area is ideal for the equestrian enthusiast with plenty of hacking around the miles and miles of quiet country lanes, to cross country and further facilities at the local Tushingham and Kelsall Hill Equestrian Centre's. Reaseheath, South View and Somerford competition and training centres among others are only a short distance, which also offer plenty of facilities, events and competitions.





## Description

The Fields Farm is an ideal smallholding, with an attractive farmhouse and mixture of modern and traditional agricultural buildings, all set within a ring fence of almost 10 acres.

The farmhouse is built of brick construction with some rendered elevations, under a slate roof. Parts date back to the early 18<sup>th</sup> century, but the existing accommodation offers an ideal family home with original features and rural charm running throughout.

The rear entrance leads you into the large kitchen/breakfast room, which acts as the heart of the ground floor. This modern space is open plan living and underfloor heating with central island, AGA, a range of wall and ground mount units and integrated appliances. Off the kitchen is a large utility/boot room with fitted units, sink and plumbing for washing machine. The utility has a rear entrance and a pantry off, along with a shower wet-room.



Adjacent to the kitchen is a cosy living room with feature fireplace and wood burner installed. There is a handy office adjoining. Completing the ground floor is a good-sized dining room with another feature fireplace and wood burner, ideal for entertaining.

The first floor comprises a master bedroom which Juliet balcony, fitted wardrobes and large en-suite. There are two double bedrooms, which share a Jack and Jill bathroom and a further bedroom and family bathroom.

## Outside

The farmhouse has mature gardens running around the property, whilst the rear of the property enjoys the views across its own land and benefits from the evening sun, perfect for entertaining on the surrounding patio.

The property has excellent equestrian facilities with a range of modern steel portal framed buildings used for a foaling box, storage and workshop facilities. There is a timber framed building with cantilever roof and 5 stables, all with auto-water and concrete floors. There is a new concrete framed midden and plenty of concrete areas for parking and turning lorries.

There are two brick ranges which are currently used for storage, both have potential for conversion into further equestrian facilities or a change of use subject to planning permission. Adjacent is a brick built double garage with secure tack facilities.

The property has a 40m x 20m outdoor arena and circa 9.66 acres. The land is divided into individual post and rail paddocks

## Services

Mains water and electricity

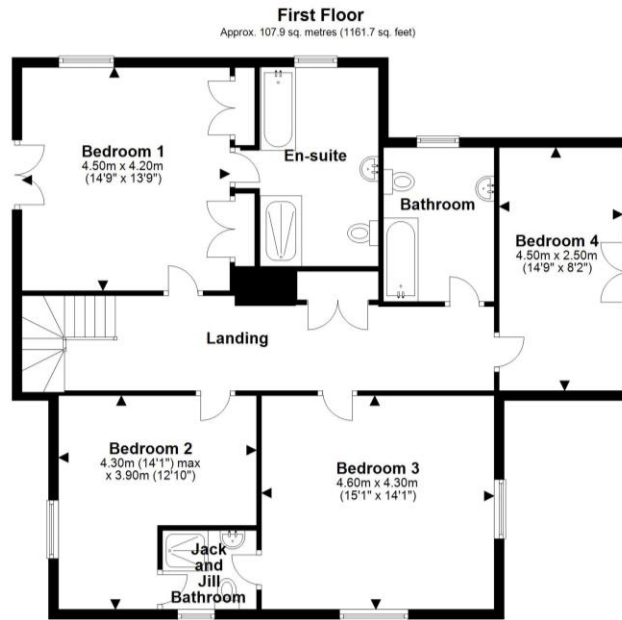
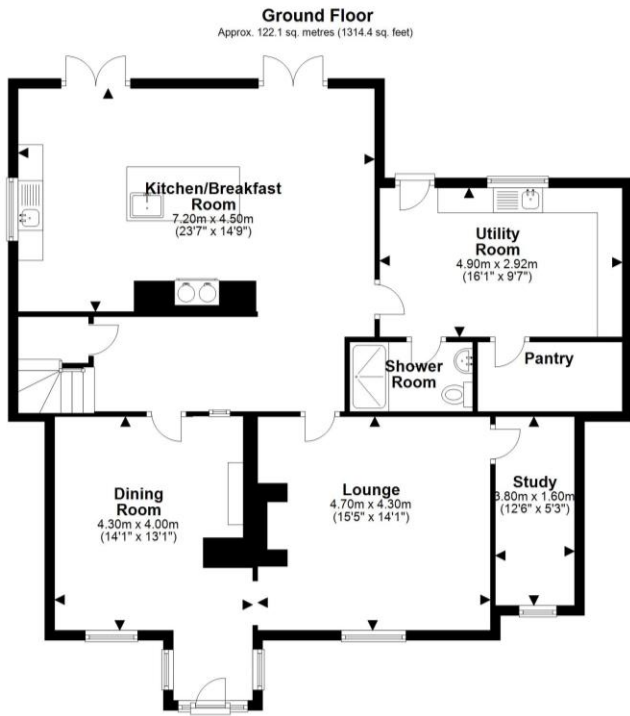
Oil Central Heating

Private drainage

## Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





Total area: approx. 230.0 sq. metres (2476.1 sq. feet)





Produced on Oct 28, 2020.

© Crown copyright and database right 2020 (licence number 100059532).

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

100 m  
Scale 1:5000 (at A4)

