

Kenley

£ 3,000,000

📍 Kenley, Shrewsbury, Shropshire, SY5 6NQ

Description

Broomcroft Farm is situated in the beautiful Shropshire countryside and offers far reaching views across to Wenlock Edge. Conveniently close to Much Wenlock and Shrewsbury, Broomcroft Farm offers a multitude of opportunities and is available as a whole or separate lots. In recent years it has been run as a sheep enterprise with the majority of the land down to grass. For a number of years the Farm was run as an intensive Arab stud with extensive stabling and an indoor school, which still remains.

Historically the Farm has grown arable cropping on the majority of the land. Broomcroft Farm offers a wide range of opportunities, not only as a working farm but either as an equestrian enterprise or development opportunity on those areas with planning permission.

Broomcroft Farmhouse is an enchanting mellow stone house set in a commanding position with fabulous views over its own farmland and on to Wenlock Edge. The main farmhouse dates back to about 1750, with earlier origins. It has been wonderfully restored and is beautifully presented offering a fantastic lifestyle opportunity for those wishing to live in a rural community, yet close to Shrewsbury.

The house is approached by a stoned driveway which sweeps behind into a partly concreted yard around which are some of the older outbuildings and the granary. The front door opens into a hallway which provides access to the sitting room with a wood burning stove in an inglenook fireplace and exposed timbers.

The living/dining room is a wonderfully light room and perfect for entertaining. There is a Stovax Reva multifuel stove and French windows which provide access to the garden.

The kitchen/breakfast room has a Rayburn along with a CDI range cooker with gas hob and oven. There is a larder cupboard and fully fitted units with granite worktops and Belfast sink. A slate floor extends from the kitchen into the utility room which also provides access into a boot room and outside onto a small courtyard where there is a WC.

The first floor is accessed via a staircase from the hallway and to the master bedroom, a family bathroom and two further double bedrooms one of which has a staircase to an en-suite bathroom above. The second floor has a double bedroom, a shower room and a further two bedrooms.

Gardens

The walled gardens to the front and side of the Farmhouse are laid mainly to lawn, with flower beds shrubs and fruit trees. There is a summer house/potting shed beside a large patio area. To the side of the house is a substantial garage block, again with planning permission for residential conversion.

Equestrian Facilities

The equestrian facilities are excellent and are conveniently situated close to the house. For a number of years Broomcroft Farm was run as a stud and the majority of the facilities remain.

There are 9 excellent Lodden boxes all in good condition with feeders and rubber matting, although originally there were over 60 boxes, which could be reinstated if required. There is also the concrete

standing for a horse walker.

The principal building with insulated roof, was originally designed as an indoor school. It has a hard core surface with a lean-to, which could provide further stabling.

There is an outstanding outdoor ménage with post and rail fencing, with beautiful views over the Shropshire Hills beyond. To the side is a circular lunging ring with post and rail fencing. All the paddocks are well fenced and watered.

Farm Buildings

Indoor School / Lambing Shed: A substantial building with a hardcore surface. This offers great flexibility either as an indoor school, lambing shed or for general storage.

To the rear are 2 barns overlooking the former stud buildings, which could be converted to provide further residential accommodation if required.

Storage Barn to the left of the drive, a traditional stone building currently used as a store.

Traditional Farm Buildings

To the rear of the house is a range of traditional buildings, currently used as stabling with 9 substantial Lodden boxes. Depending on the configuration that the buyer wishes, there is a substantial covered yard which could either be retained or removed.

Modern Buildings

Turn Out Barn Part lofted

Turn Out Barn Part lofted

The Land

The Farm extends to about 184 acres, of which just under 20 acres are on the north side of the road with the balance to the south. The principal fields are all divided into large paddocks with generous walkways, post and wire fencing and a water supply.

Soil

The soils are of a high quality reddish fine loam over clayey soils either of the Salop or Salwick series. View payable Stamp Duty for this property

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Category Farm Property and Land

price £ 3,000,000

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