

Andrew Grant
PRESTIGE & COUNTRY



Firs Croft
Onibury SY7 9BL



Firs Croft

Green Lane, Onibury, SY7 9BL

3 Bedrooms **2 Bathrooms** **3 Receptions** **8.7 Acres**

“A stunning property exuding character and charm in the idyllic Shropshire countryside.”

Scott Richardson Brown CEO



- Three generously sized double bedrooms, with the primary bedroom benefitting from an ensuite for added comfort.
- An expansive living room area, perfect for entertaining guests, with stunning views of the surrounding countryside.
- Spacious kitchen with a picturesque window overlooking the rear garden, seamlessly connecting to both the utility room and conservatory.
- The property includes over eight acres of idyllic land, providing you with your very own slice of the countryside.
- Multiple outbuildings, including a barn, hay barn, garden office, and additional kitchen utility area, ready to be tailored to your unique needs.
- Expansive carport and driveway offering ample parking space for multiple vehicles.

1843 sq ft (171.2 sq m)



The hallway

Upon entering the property, you are greeted by a welcoming hallway that offers ample space to store your personal belongings. This inviting area provides access to both the kitchen and the utility room, ensuring a smooth and convenient flow throughout the home.



The kitchen

The spacious kitchen, the heart of the home, features laminate wood worktops and shaker-style cabinets that provide ample storage. It is equipped with a built-in oven, hob with an extractor fan and a fridge freezer with matching cupboard doors. Connecting seamlessly to the utility room and conservatory, this kitchen is perfect for culinary adventures and family gatherings.





The living room

The expansive living room area is an entertainer's dream. Large double aspect windows frame stunning views of the surrounding countryside, creating a bright and inviting space. Whether hosting guests or enjoying a quiet evening, this room offers the perfect ambiance. The living room also provides a staircase which provides access to the primary bedroom.







The dining room

Positioned between the living room and snug, the dining room is perfect for entertaining guests. It features an exposed stone wall and wooden beams, adding rustic charm. With ample space for a large dining table, it is ideal for intimate meals and relaxation. Double windows provide lovely views of the rear garden, enhancing the room's inviting atmosphere.



The snug

Adjacent to the kitchen, the snug area features exposed wooden beams and dual aspect windows. This versatile space can be transformed into an office or kept as a cosy snug. It also provides access to a staircase leading to bedrooms two and three, as well as the bathroom, ensuring convenient connectivity within the home.



The conservatory

Off the kitchen is a delightful conservatory, a light-filled space that seamlessly integrates indoor and outdoor living. With large windows offering panoramic countryside views, it is perfect for year round enjoyment of the garden. Ideal for relaxing, dining, or entertaining, the conservatory is a versatile addition to the property.



The utility & W/C

Upon entering the property, you will find the utility room to the right, offering a convenient space with access to the downstairs W/C. It is equipped with a Belfast sink, shaker-style cabinets, plumbing for a washing machine and additional worktop space.

Notably, this room also houses a solar diverter, which heats the hot water from surplus solar power generated by the property's sixteen solar panels. These panels provide electricity and contribute to a Feed-In Tariff established in 2014, with ten years remaining on the contract.



The landing

As you ascend the staircase from the snug, you are greeted by a corridor-style landing that provides access to two double bedrooms and the bathroom.



Bedroom one

Bedroom one, accessible via the living room, is a generously sized double room offering complete privacy and comfort. Adorned with exposed wooden beams and vaulted ceilings, this room exudes character and countryside charm. It provides ample space for a double bed and storage. Two Velux skylights and an additional window floods the room with natural light, enhancing its sense of space and welcoming ambiance.





Bedroom one ensuite

The primary bedroom also benefits from its own ensuite, featuring a built-in bath, a W/C and a washbasin with cupboard storage underneath. A window overlooking the rear of the property allows natural light to brighten the space, creating a functional and private bathroom.



Bedroom two

At the end of the landing, bedroom two is a generously sized double bedroom that boasts dual aspect windows, offering wonderful countryside views. This room also features a walk-in wardrobe for added convenience.



Bedroom three

Situated at the top of the staircase, bedroom three is a well-sized double bedroom, currently furnished with a single bed. This bedroom benefits from dual aspect windows positioned in parallel eaves, which create a charming, vaulted ceiling.





The bathroom

Positioned between bedrooms two and three, the bathroom is equipped with a bath featuring a handheld shower head, a W/C and a washbasin. Additionally, there is cupboard space and a towel rack for added convenience.



The garden and grounds

The property boasts expansive gardens and grounds spanning 8.7 acres, complete with a greenhouse, polytunnel and raised vegetable patches, making it a gardener's paradise. A charming patio area is perfect for alfresco dining and outdoor entertaining. From the end of the house, the views are excellent, offering stunning vistas of the South Shropshire Hills and Wenlock Edge.







The land offers endless possibilities, from establishing paddocks and grazing areas to enjoying your own private slice of the countryside. From growing your own produce, keeping livestock or simply enjoying rural tranquillity, this property's garden and grounds provide a captivating countryside canvas.





The outbuildings

The property boasts a garden office with ample room for storage, a desk and windows overlooking the wonderful countryside. Additionally, the property includes an expansive barn, a hay barn, an animal shed and extra storage space, alongside an additional kitchen area.

These outbuildings offer the perfect opportunity to be transformed into additional living areas, rental opportunities or work-from-home spaces. The possibilities are endless, creating a totally unique opportunity with these outbuildings.





The driveway & carport

The property also benefits from a spacious driveway and carport area, offering ample room to accommodate multiple vehicles. This is ideal for growing families or providing space for guests.

Location

Onibury is a picturesque village in Shropshire that blends rural charm with a welcoming community. The village features a traditional pub, a village hall and a primary school, creating a close knit, family friendly environment. Just a short drive away, the nearby town of Ludlow offers extensive shopping and dining options, renowned for its vibrant food scene and cultural attractions.

The village provides reputable primary education, with additional schooling options available in the surrounding areas. Transport links are convenient, with the A49 offering easy access to Ludlow, Shrewsbury and Hereford. The nearest railway stations are Craven Arms (6 miles) and Ludlow (7 miles), providing regular services to Birmingham and Manchester, making commuting easy.

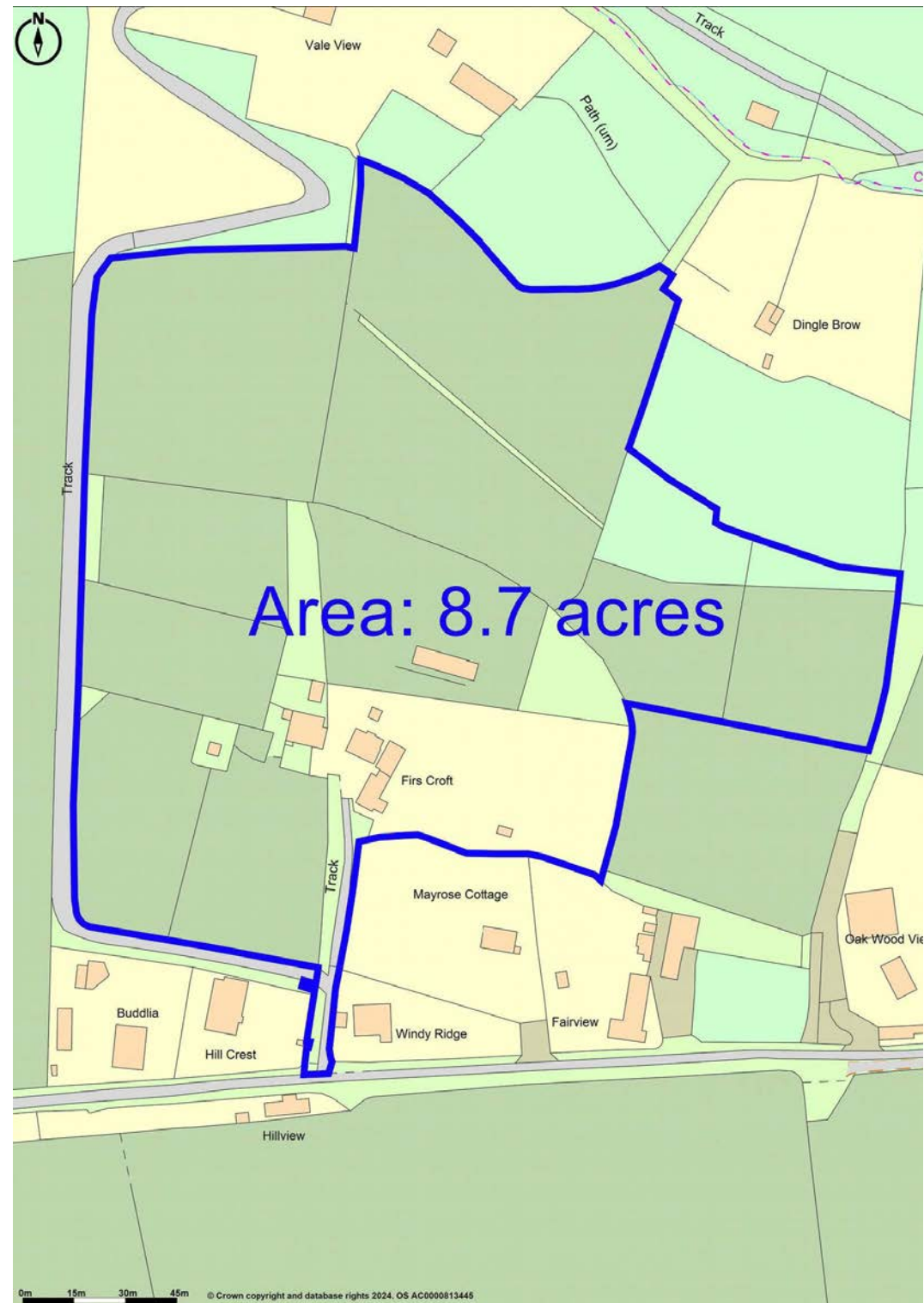
The countryside around Onibury is perfect for outdoor activities, featuring walking, cycling and horse-riding trails. The nearby Shropshire Hills Area of Outstanding Natural Beauty offers breathtaking landscapes and ample recreational opportunities.

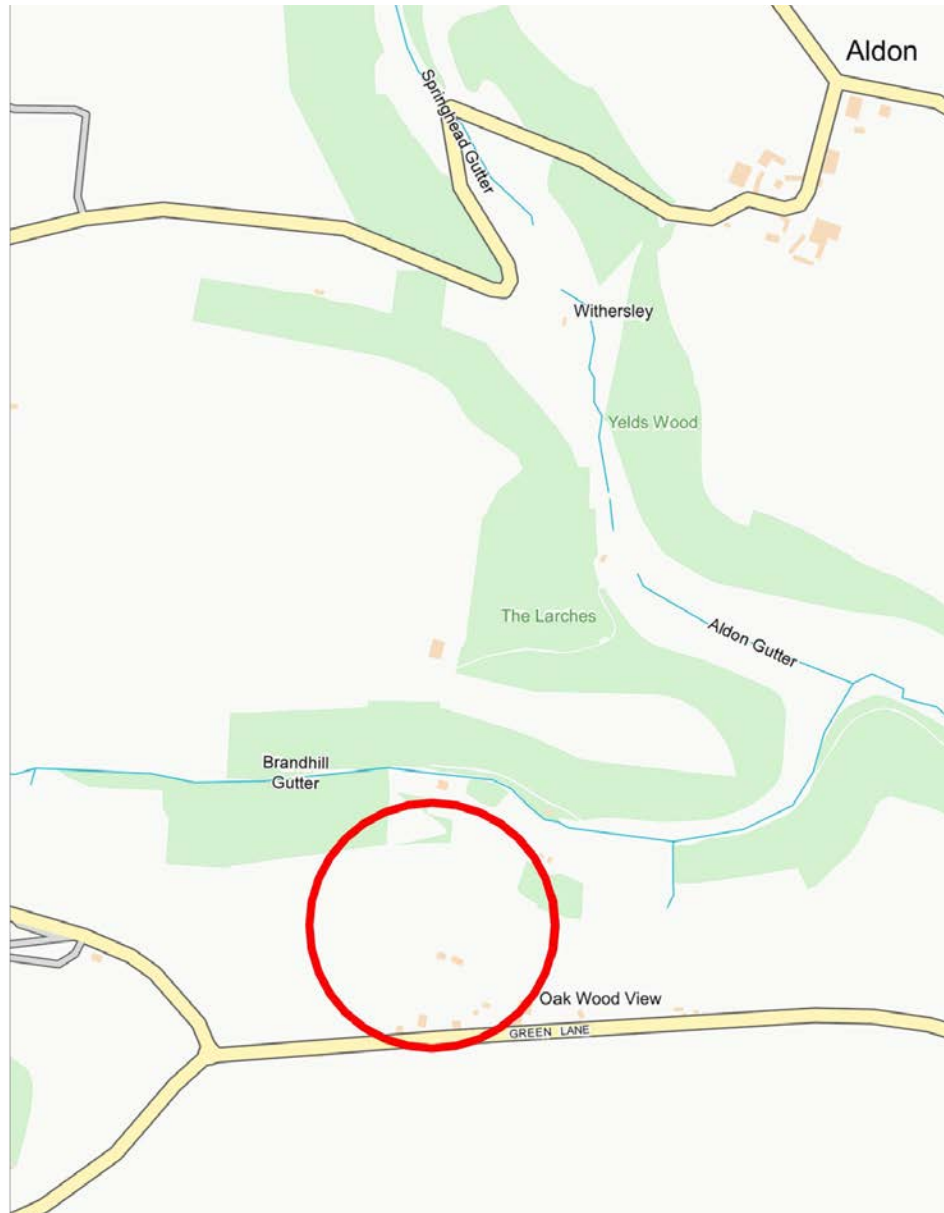
Services

The property has oil-fired central heating, mains electricity with private solar panels, mains water and a septic tank.

Council Tax

Band F





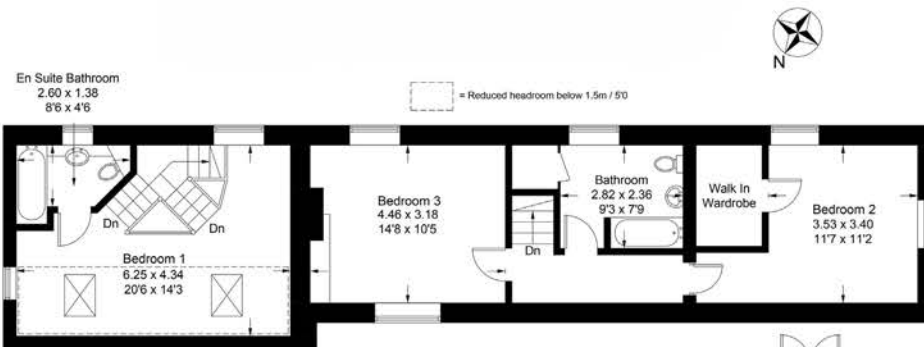
Firs Croft, Green Lane, Onibury

Approximate Gross Internal Area = 1843 sq ft / 171.2 sq m

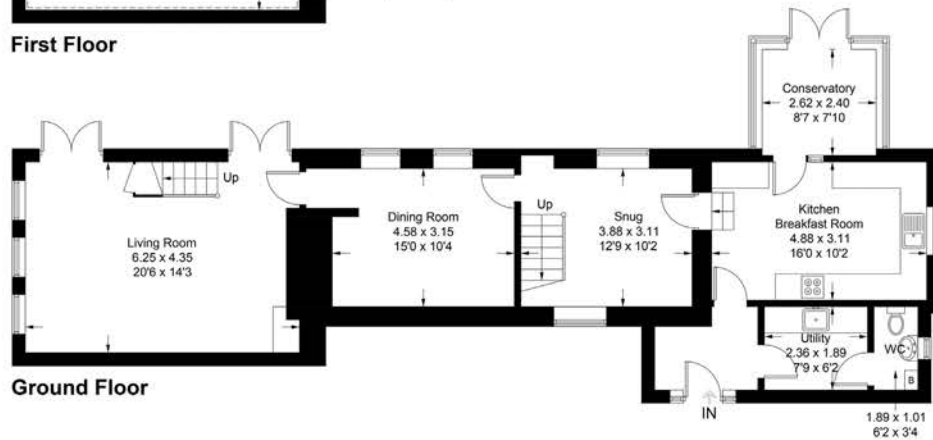
Outbuildings (Excluding Carport) = 2168 sq ft / 201.4 sq m

TOTAL = 4,011 sq ft / 372.6 sq m

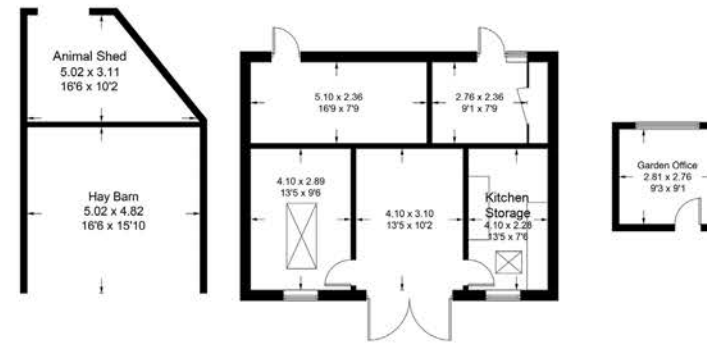
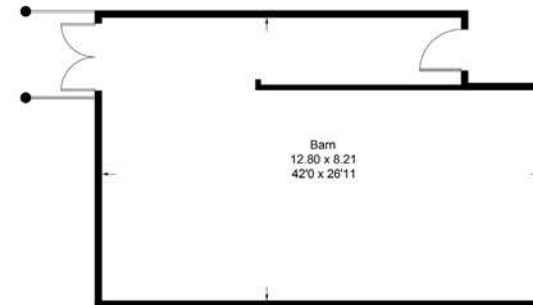
Firs Croft Outbuildings



First Floor

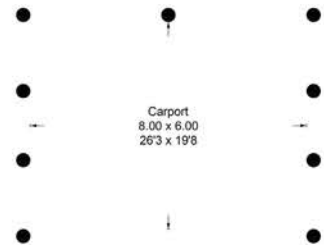


Ground Floor



(Not Shown in Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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