



# WEAVERS LOFT

COMMONWOOD | WEM | SY4 5SJ





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Wem 2 miles | Whitchurch 10 miles | Ellesmere 10 miles | Shrewsbury 12 miles  
(all mileages are approximate)

A CHARMING 17TH CENTURY COUNTRY COTTAGE WITH ANNEXE,  
OUTBUILDINGS, 10 ACRES AND AN ESTABLISHED WORKING VINEYARD  
AND WINERY.

Charming 17th Century Cottage with an Annexe  
10 Acres of Land, Vineyard & Winery  
Period Features, Wealth of Exposed Timbers  
Large Detached New Built Barn  
Large Gardens and Orchard



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Weavers Loft is a charming, detached country cottage that dates back to the 17th century. The property has a wealth of exposed timbers throughout including the original timber frame is exposed in a number of locations. The property has been well taken care of by the current owners and viewing is highly recommended.

The unusual feature with this property is that it has an established vineyard that has been producing wine since 2002. It produces red, white, rose and sparkling wine in the winery located within the grounds of the property.

## SITUATION

Weavers Loft is located in the hamlet of Commonwood close to the town of Wem and the villages of Loppington and Tilley. There are local services in Wem including schools, shops and the railway station. There are excellent local pubs in Loppington & Tilley. Sleaf Airfield is also close by and there is an excellent café and small museum.

## PROPERTY

Weavers Loft is a charming, detached country cottage that dates back to the 17th Century. The property has so much character with exposed timbers including parts of the original timber frame in the study / dining area. In addition to the spacious accommodation in the main house there is detached two storey annex ideal for family and visitors.

There is a charming courtyard with doorway into the entrance porch which has quarry tiled flooring and door through to the breakfast kitchen with windows overlooking the gardens. There is a large main reception room with lounge area with Inglenook and log burner at one end and a dining area at the other where there is an old fire place with former bread oven. There is a conservatory off the dining area with windows and doors to the gardens.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). Residential. Produced by Lens Media for Halls.

From the reception room is a spacious study area with exposed timbers windows. There is a door to a cloakroom with W.C and wash hand basin.

There are two separate staircases to the first floor where there are two double bedrooms and a large third bedroom which links to the second part of the landing and the large family bathroom.

The Annex comprises a fitted utility, sitting room, ground floor shower room and a door to the plant room where the bio-mass boiler is located. To the first floor is a double bedroom with en-suite shower room.





## OUTBUILDINGS AND GARDENS

The property is accessed from the lane over a gravelled drive to the large parking area. There are large gardens to the front, side and rear of the property that have lawns, large mature specimen trees and flower borders. Off the back of the annex is a greenhouse / potting shed. There is a newly constructed timber framed barn. The barn has multiple access points, water, electrics and preparatory electrical installation for solar panels. In front of the barn is a mature orchard with a variety of fruit trees.

## VINEYARD AND LAND

There is a well known and established vineyard and winery which was originally started in 2002. There are two vineyards and the first has a range of Pheonix (Bacchus X Villard Blanc) vines providing the white and sparkling wines. The second vineyard has a range of Dornfelder, Regent, Rondo & Pinot Noir Vines providing the red and rose wines. The Winery is located within a timber framed building and comprises 3 x 910 litre and two 675 litre stainless steel tanks. There are also 7 x 200 litre plastic tanks, Stemmer/de stalker, hydro press, bottle filler and bottle corker.

In addition to the gardens and vineyard there is also a large paddock and area of woodland that measures approx. 6 acres and will be ideal for grazing animals or just enjoying your own surroundings and land.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We believe that mains electricity available to the property. Water is from its own well through a UV filter and two further particulate filters. The heating is via a bio-mass boiler located in the annexe to radiators. The drainage is to a septic tank.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX & EPC RATING

Council Tax Band - F  
Current EPC Rating - E

## DIRECTIONS

What3Words ///rigs.credited.wasps

From Wem drive out on Mill St towards Shrewsbury. Turn right just before the bridge into Tilley Road. Follow the road for about ¼ of a mile and turn right at the junction and then follow the lane through Tilley passing the pub and after about ½ of a mile turn right and follow this lane for ¾ of a mile and Weavers Loft is located on the left just past a farm.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



Weavers Loft, Commonwood  
Plan for Identification Purposes Only  
Approx 10.77 Acres

