



Highgrove Farm, Long Lane, Craven Arms, SY7 8DU
Guide Price £700,000

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Highgrove Farm, Long Lane Craven Arms



Highgrove Farm offers a rare opportunity to acquire an exquisite country home set within generous grounds, located in the heart of Shropshire's idyllic countryside. This well-appointed property includes a spacious main house, beautifully landscaped gardens, holiday let cottages and a versatile outbuilding. Situated in a tranquil rural setting, Highgrove Farm is perfect for those seeking privacy, space, and an elegant country lifestyle with the option of a business opportunity.

Formerly part of the Sibdon Castle Estate, the former granary has been converted to provide both family accommodation and two one bedroom holiday lets. Set within half an acre of garden with far reaching views, the main house has five bedrooms and three bathrooms, along with a magnificent vaulted ceiling kitchen / family room. Internal viewing highly recommended.

FEATURES

- Detached family home
- Four/five receptions
- Four/five bedrooms
- Two holiday cottages
- Driveway parking
- Garage and outbuilding
- Beautiful countryside views
- Peaceful rural location
- Near Local Amenities

Material Information

Guide Price £700,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: F

EPC: F (30)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | 30 F |
| 1-20 | G | | |

Introduction

In these times of uncertainty, how lovely to own a beautiful family home and to earn an income without leaving the comforts of your own home and garden. With current planning permission to extend the family home and create further accommodation. The main home was a former Granary for the Sibdon Castle estate in the late 1700's and was converted to its current residence in 1995. Built from local stone under a pitched slate roof, the family home and holiday cottages form an L-shaped courtyard setting.

Description

After passing through double iron gates into a large square courtyard, enter Highgrove Farm through the oak-framed porch and studded front door into a wide and welcoming hallway, with a split staircase of oak rising to the first floor. On the left is a large drawing room with illuminated arched alcoves, feature fireplace and door to the Cedar wood conservatory, offering far-reaching views over open countryside. Back into the hallway, with double doors into the dining room, through glass-paned double doors into the snug with Clearview log burning stove and exposed timbers, opening into a very large open plan kitchen with high vaulted ceiling.

The kitchen is, as every home should be, the heart of this beautiful family house with a wealth of storage, dual fuel Rangemaster Classic, a family-sized breakfast bar and yet having enough space for a further kitchen table and chairs. A stable door provides access to the courtyard and holiday cottages. Off the kitchen is a large and airy room, which the current owners are using as a ground-floor bedroom, but which could be used as either a family room or home office. The 2004 full planning permission allows this bedroom to enjoy the addition of a bathroom to become the second bedroom to The Dairy or could be easily adapted to a studio. From the kitchen there is an inner lobby with extensive cloaks, which has a shower room, WC and useful boot room, ideal for wet dogs and muddy wellies, this opens into a utility area with washing machine and tumble dryer and oil-fired Worcester-Bosch Green Star boiler.

Take the staircase to the first-floor landing with its minstrel gallery, an ideal space for grandchildren to chase each other up and down the two intertwining stairways. A huge floor to ceiling window throws light onto this massive oak-beamed landing. The master bedroom with east and south facing windows has an en-suite shower room and is vaulted and beamed and incorporates the 18th Century grain-store arrow-slit windows, two further bedrooms are doubles and one single. They are served by the family bathroom with panelled bath, Heritage pedestal wash hand basin, and low flush WC, with Velux window and shower over a spa bath all with period gold fittings.

Garden

A beautiful, extensive south-facing lawned garden with walnut, copper beech, maples, fruit trees and a magnificent weeping willow has far reaching views over open countryside towards the Corvedale, Clea and Shropshire Hills which are acclaimed as an Area of Outstanding Natural Beauty. The gardens and patio to the main house offer total privacy. There is ample parking for both the Farmhouse and the holiday lets and a newly installed electric

vehicle charging station. A very large lean-to garage is the subject of a Pre-application Approval (TBC 12/03/21) for replacement with an oak framed structure with home office. It currently offers space for both a workshop and parking and can hold a wealth of garden equipment. On the west side of the farm house is a kitchen garden with four large raised beds, fruit trees and a substantial potting shed and yard with washing lines and recycling areas to the North. To the east of The Byre is a new wooden building which has outline planning permission for conversion to a laundry, cycle storage and recycling area for the enlarged letting units.

Location

Craven Arms is situated between Shrewsbury, Hereford and the Welsh Marches, the main shopping centre has a large supermarket and various other shops and light commercial business. There is a main line train station linking north to Shrewsbury, Crewe and Manchester, and south to Ludlow, Hereford and Cardiff. There are several nursery and primary schools, doctors surgery, dental practice and post office nearby. The town also has a number of attractions including The Shropshire Hills Discovery Centre, and the fortified Manor House at Stokesay.

Holiday Cottages

There are currently two holiday cottages attached to Highgrove Farm and converted from former stone barns in 2004. South-facing, The Byre and The Dairy, both of which hold 5* Ratings on TripAdvisor are currently both one double bedroom with en-suite shower rooms and open plan kitchen/lounges. They are furnished with oak kitchen units and easy chairs and overlook the cottage garden. They have exposed stone walls and are beamed. Three paved patio areas with Coalbrookdale furniture and a brick built barbecue beside a timber pergola provide a relaxing lawned and pretty cottage garden for guests.

Services

We understand the property has oil-fired central heating, mains electricity, private drainage and private water supply.

Local Authority

Shropshire Council

Council Tax Band: F





Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: No risk.

Broadband Speeds

Estimated Broadband Speeds: Basic 16 Mbps | Superfast 80 Mbps

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450

Email: ludlow@cobbamos.com



DIRECTIONS

Take the A49 towards Shrewsbury, on entering Craven Arms at the roundabout, take the second exit and continue towards Shrewsbury. Go straight over two mini roundabouts staying on the A49 turn left onto Long Lane and continue up the road for approximately 1/2 mile. The property is approached along a short, private drive.







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS



www.cobbamos.com