



**Cloddy Hall Farm, Edgton, Craven Arms, SY7 8HN**

**01588 638755**



# FOR SALE

## FOR SALE BY PRIVATE TREATY

**Price: £1,200,000 Region**



Over 12 acres of  
land



2 Reception Rooms



4/5 Bedrooms



Family Bathroom &  
En-suite Shower

- **Beautifully situated residential smallholding**
- **Stunning views and tranquil setting**
- **Well presented 4/5 bedroom house**
- **2 Receptions, kitchen, utility and cloaks/WC**
- **Family bathroom and en-suite shower**
- **Over 12 acres of excellent pasture paddocks**
- **Double garage with hobby room/study and workshop**
- **American Barn with 3 stables and tack room**
- **Secluded location yet very accessible**



Bishops Castle 6 miles, Craven Arms 5 miles, Ludlow 14 miles, Shrewsbury 22miles

### GENERAL REMARKS

Cloddy Hall Farm is an exceptional property which has been lovingly cared for by the current owners, who virtually rebuilt and extended the original house in 1999. Since then, it has been a treasured family home but it is now time to pass this wonderful smallholding onto the next steward.

The property is situated in a glorious country setting with superb views over the surrounding South Shropshire landscape. If peace and tranquillity, with little or no light pollution, is what you seek, then Cloddy Hall has this in abundance whilst still being accessible to the local centres.

The house itself is well presented throughout its 4/5 bedrooms, en-suite and family bathroom, two receptions, kitchen/breakfast, utility and cloaks/WC. It stands in a large level garden with plenty of seating areas to enjoy the view. Adjacent is the substantial double garage with workshop, hobby room, study and store. Of particular note is the land which extends to just over 12 acres. Divided into several enclosures, the paddocks are gently sloping, ideal for grazing all types of livestock including horses which can be accommodated in the American Barn which has three stables and a tack room.





## THE HOUSE

Renovated and extended in 1999 by the current owners, the house offers well maintained and presented family accommodation. A brick entrance porch leads into the dining hall with the original brick fireplace and cast iron grate and the timber staircase to the gallery landing. To the right, you step into the main living room which enjoys all the views from three elevations and has a feature brick inglenook fireplace inset with a Clearview stove. Moving left from the dining hall is the kitchen/breakfast with quarry tiled floors, range of base and wall units inset with an electric farmhouse range cooker and with those views out to the rolling hills. A useful utility and side porch and cloaks/WC, complete the ground floor.

Upstairs is a spacious galleried landing with doors leading to the currently four bedrooms with the option to reinstate a stud wall to provide a fifth bedroom. The master bedroom has an en-suite shower with a further family bathroom off the landing. Virtually all these rooms have super views of the surrounding wooded hills and fields.





## THE BUILDINGS

The property is accessed from the quiet council lane by a well maintained and private tarmac drive which leads up to the farmhouse to a large parking area to the front of the Double Garage. Apart from car storage, the building offers a workshop store and a first floor hobby room and study. Surrounding the house are level lawns and patios with ample seating areas to enjoy the captivating views.

The drive continues past a conservation enclosure with a pond and impressive fountain feature, up to a level yard which accesses the American barn. This is an excellent building divided into three stables and tack room which has hot and cold water and plumbing for a washing machine with plenty of storage space with behind, a further hay barn for fodder. The American barn has hot and cold water, lighting and power.

## THE LAND

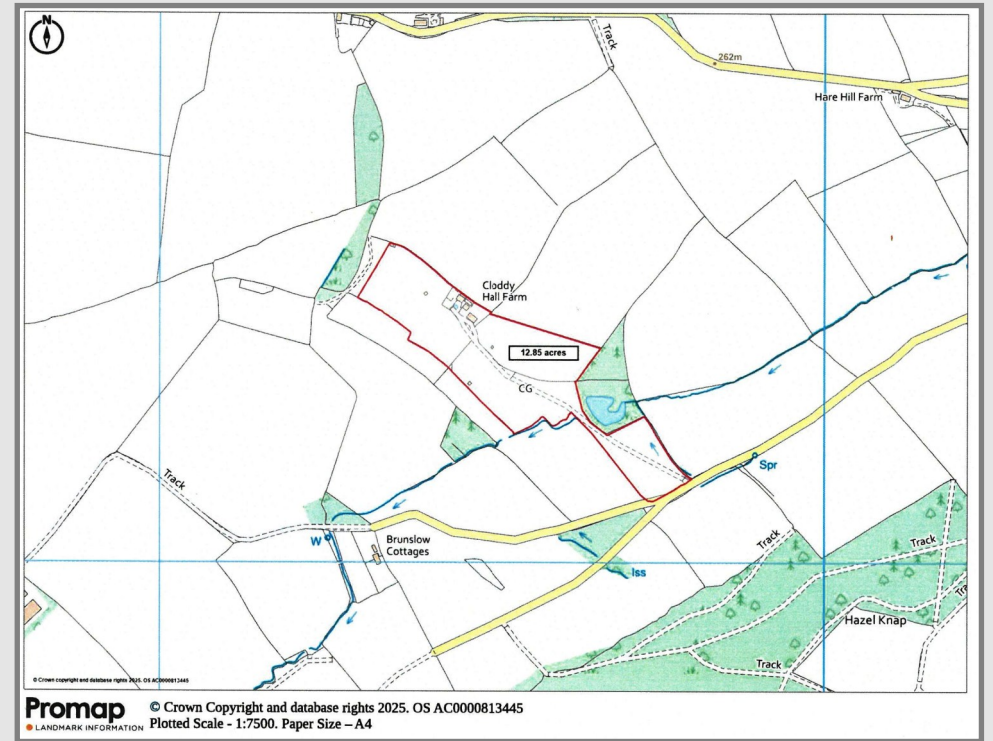
In all, the property extends to just over 12 acres. Within a ring fence, the useful sized paddocks can be easily accessed from the drive and have a piped or natural water supply. The fields are generally gently sloping and ideal for grazing all livestock including horses and have shelters in each field together with a tractor and implement shed.







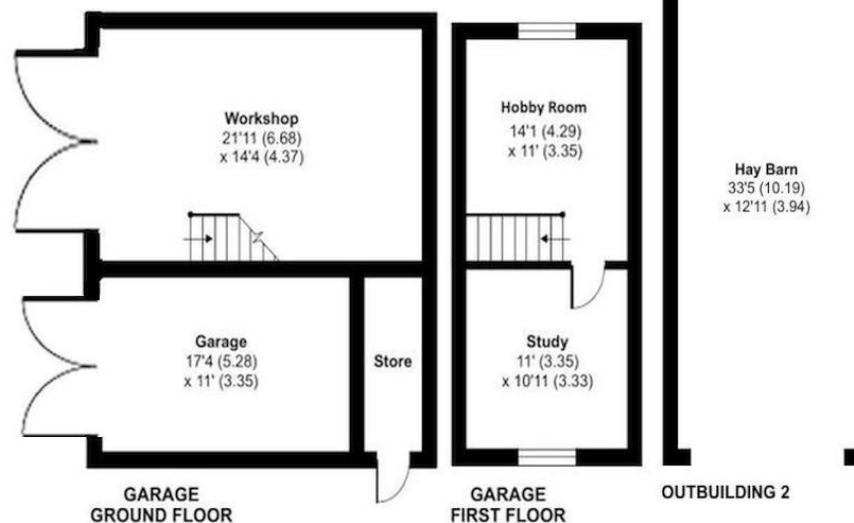
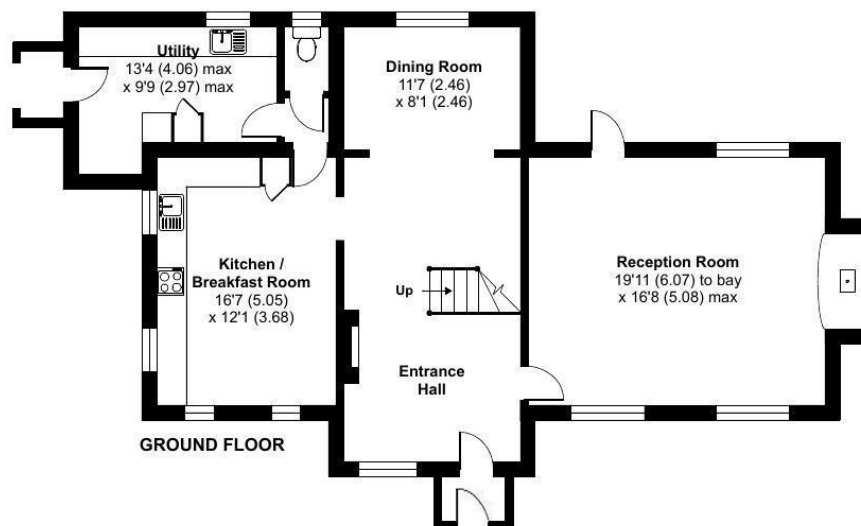
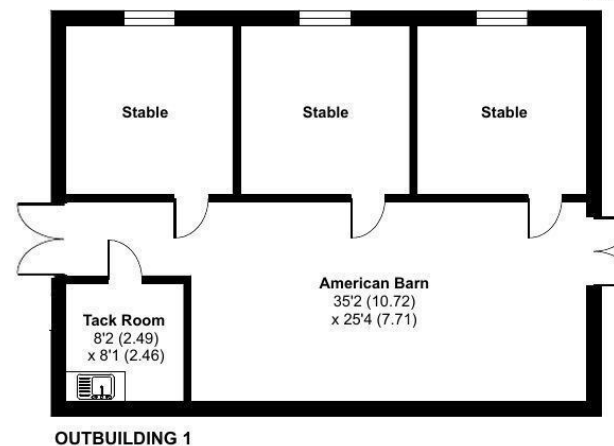
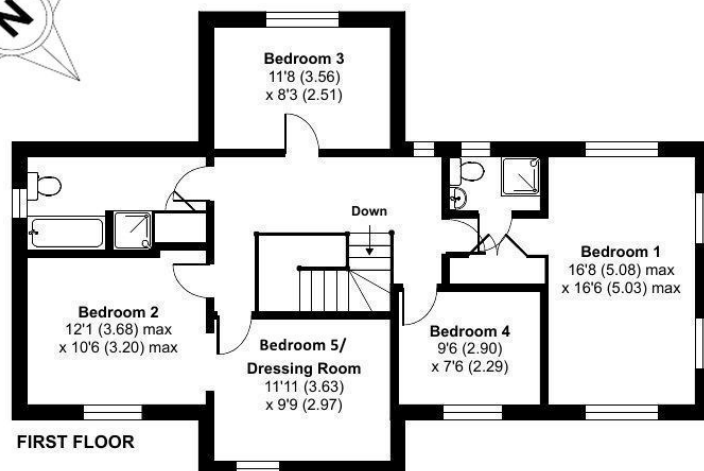






Approximate Area = 2014 sq ft / 187.1 sq m  
Outbuilding(s) = 1344 sq ft / 124.9 sq m  
Garage = 833 sq ft / 77.3 sq m  
Total = 4191 sq ft / 389.3 sq m

For identification only - Not to scale





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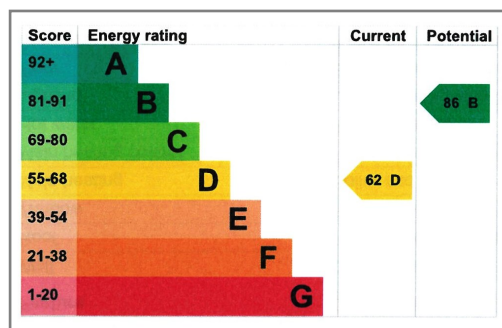
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### SERVICES

Mains water and electricity are connected. Private drainage. Oil central heating and double-glazing are installed.

NOTE: None of the services or installations have been tested by the Agents.

### VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

**COUNCIL TAX**—Shropshire Council Band F

### DIRECTIONS

From Bishops Castle proceed on the B4385 through Lydbury North and after one mile at the right hand bend, turn left sign-posted for Edgton. Continue up the bank for another mile and keep on this lane until a small crossroads and turn right signed Brunslow. After half a mile, the drive to Cloddy Hall Farm is found on the right.

What3Words—outhouse. mess.exposing

### MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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