



## Easthope Wood Farm, Easthope Wood, Much Wenlock, Shropshire, TF13 6DL

A delightful and most appealing stone and brick built country residence with lovely courtyard garden, lawns, outbuildings, pony paddocks and block of woodland in a secluded and stunning setting, surrounded by open farmland, with views out onto Wenlock Edge and the Wrekin. IN ALL ABOUT 6.2 ACRES.



**MILEAGES:** Much Wenlock 5.6 miles, Shrewsbury 17.5 miles, Telford 13.4 miles, Bridgnorth 13.2 miles and Church Stretton 8.8 miles. ALL MILEAGES ARE APPROXIMATE.



- **Delightful country residence**
- **Courtyard garden and lawns**
- **Outbuildings, paddock & woodland**
- **Secluded and stunning setting**
- **Wonderful views over farmland**
- **THE WHOLE EXTENDS TO 6.2 ACRES.**

## DIRECTIONS

From Shrewsbury proceed to Much Wenlock along the A458 road. On entering Much Wenlock turn right along the B4371 road to Church Stretton. Follow this road for 4 miles and on reaching the pub on the left, continue to the next set of crossroads and turn right, then immediately right again onto a narrow tarmac lane. Follow this downhill to property which is at the end.

## SITUATION

The property is situated in a truly delightful rural location, surrounded by farm land, whilst being set at the foot of the well-known scenic Wenlock Edge. In addition, a particular feature is the extensive views over rolling countryside. A range of amenities can be found at the nearby popular town of Much Wenlock, which includes a selection of shops, school, pubs, hotel, etc. Slightly further afield, commuters will find ready access to the county town of Shrewsbury or alternatively through to Telford and the Midlands.

## DESCRIPTION

Easthope Wood Farm offers a rare opportunity to acquire a truly individual country property of charm and character, originally a smallholding, which has now been altered and substantially improved for contemporary living purposes. The original brick farmhouse links to an adjoining converted two storey stone barn, the whole of which offers immense versatility and could be used either as a family home or there are options for a dependent relative annexe or a holiday let. The accommodation is well proportioned and combines character with a tasteful living environment. The current owner has extensively improved and modernised the property over a number of years, including a fitted kitchen, recent central heating boiler and hot water cylinder. The bathrooms and Guest cloaks have been replaced, as have the double glazed windows.

The stone barn wing has been comprehensively refurbished with new oak flooring incorporating insulation, new roof, rewiring, replumbing and replastering, whilst two bathrooms were installed.

Outside the property enjoys a particularly appealing setting being completely surrounded by open farmland with stunning views. Worthy of particular note is the delightful rear garden courtyard with an open fronted 5 bay barn and adjoining workshop. In addition, there is a separate garage, which also may have opportunities for conversion (stpp).

The land is provided to both the front and rear, one of the paddocks incorporates a DUTCH BARN and will no doubt be of keen interest to those looking for equestrian or other such livestock use. Adjacent to the one paddock is an interesting BLOCK OF WOODLAND called Alder Coppice, which extends to an ESTIMATED 4.51 ACRES.

THE PROPERTY HAS A WHOLE EXTENDS TO 6.2 ACRES.

## ACCOMMODATION

### RECEPTION HALL

With quarry tiled floor, beamed ceiling and exposed brick and stone walls.

### INNER HALLWAY

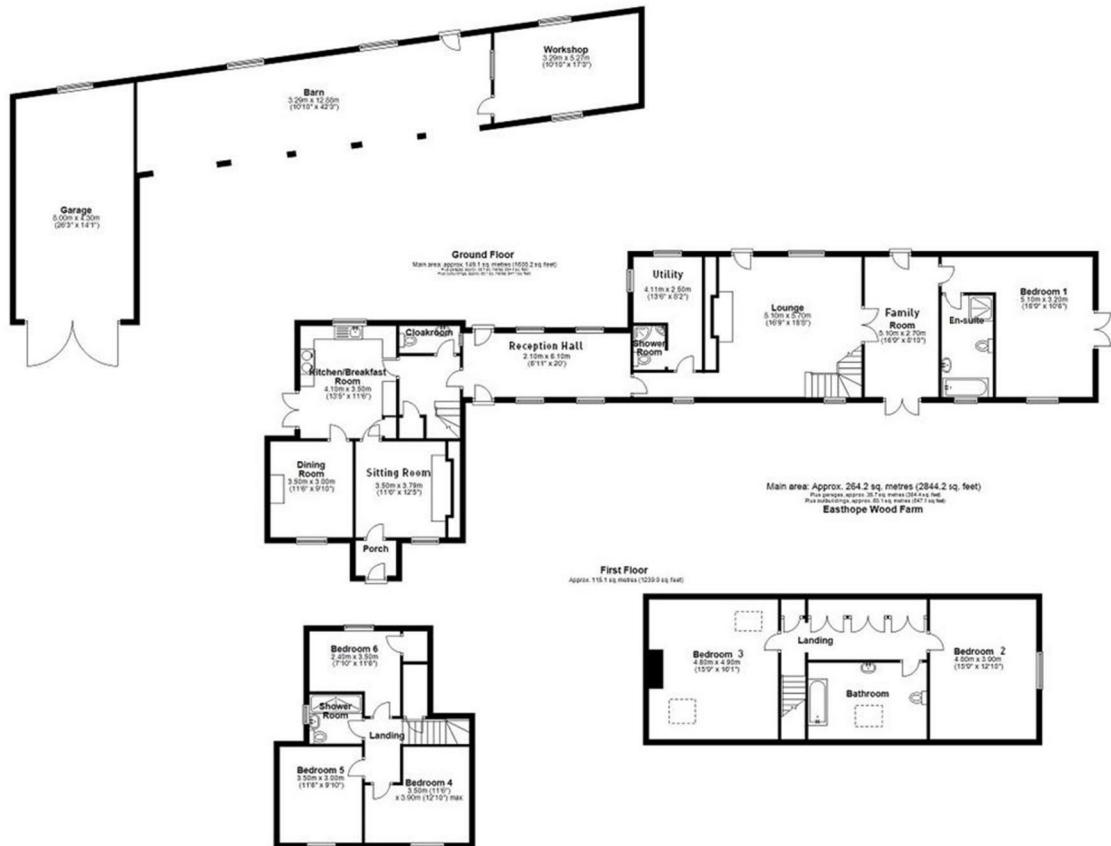
With staircase to first floor accommodation.

### GUEST CLOAKS/WC

With quarry tiled floor. Vanity unit with wash hand basin and splash. WC with concealed cistern.

### KITCHEN/BREAKFAST ROOM

With quarry tiled floor. Modern country style fittings to include extensive black quartz granite worktop with drainer and built in one and a half bowl sink unit. A good selection of cream painted faced base and eye level cupboards including drawer unit and tray store. Integrated NEFF DISHWASHER. RANGEMASTER CLASSIC DELUX 90 COOKER with (5 ring induction ceramic hob, two ovens and grill). RANGEMASTER EXTRACTOR HOOD over. Separate matching unit with INTEGRATED FRIDGE/FREEZER UNIT with worktop to side. Beamed ceiling. Useful built in PANTRY CUPBOARD. Oak framed twin French doors leading out to the sun patio.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception  
Room/s



6 Bedroom/s



4 Bath/Shower  
Room/s



#### DINING ROOM

With oak flooring. Attractive brick fireplace with open grate, quarry tiled hearth and oak mantle. Beamed ceiling.

#### SITTING ROOM

With oak flooring, distinctive stone INGLENOOK FIREPLACE with beam. Stone hearth and wood burning stove. Beamed ceiling. Door to old front porch.

Beyond the Reception Hall a door gives access to an OPEN LOBBY with oak flooring and door to:

#### UTILITY ROOM

With quarry tiled floor. Oil fired FIREBIRD central heating boiler. Modern unvented hot water cylinder (pressurised system). Space and plumbing for washing machine.

#### SEPARATE SHOWER ROOM/WC

With quarry tiled floor. Corner tiled shower cubicle with direct feed shower unit. WC.

#### LOUNGE

With oak flooring, stunning exposed natural stone inglenook fireplace with oak beam, slate hearth and wood burning stove. Beamed ceiling. Door to front of property. Staircase to additional first floor accommodation. Twin doors lead through to:

#### FAMILY ROOM

With oak flooring. Oak framed glazed twin French doors lead out to a sun terrace. Additional door leading out to the courtyard.

#### PRINCIPAL BEDROOM 1

With large twin glazed doors leading out onto the sun terrace with wonderful views over open farmland to the Wrekin in the distance.

#### EN-SUITE BATH/SHOWER ROOM

With tiled floor. Free standing contemporary rolled top bath with chrome rail features and wall mounted mixer tap. Pedestal wash hand basin with splash. WC. Aqua style panelled corner shower cubicle with direct feed shower unit including rain head and hand held attachments. Chrome ladder radiator. Electric shaver socket.

FROM THE LOUNGE a staircase rises to the FIRST FLOOR LANDING with useful eaves storage space.

#### BEDROOM 2

With window providing stunning views to the Wrekin in the distance. Curtained eaves storage space.

#### BATHROOM

With wood effect flooring. Shaped corner panelled bath with aqua style panelled splash. Wall mounted direct feed shower unit with rain head and hand held attachments. Vanity unit with wide wash hand basin and splash. Fitted mirror with sensor lighting and Bluetooth connectivity. WC.

#### BEDROOM 3

With exposed boarded floor. Feature exposed timber roof truss.

#### ADDITIONAL BEDROOM ACCOMMODATION

Is accessed from the original house Inner Hallway staircase, leading to a SECONDARY LANDING off which leads:

#### BEDROOM 4

With window aspect out onto Wenlock Edge.

#### BEDROOM 5

With window aspect out onto Wenlock Edge.

#### BEDROOM 6

With window aspect out towards the courtyard. Access to eaves storage space.

#### FAMILY SHOWER ROOM

With step in aqua style panelled shower having wall mounted direct feed shower unit including rain head with hand held attachment. Vanity unit with half inset wash hand basin. WC with concealed cistern. Electric shaver socket. Heated ladder radiator.

#### OUTSIDE

The property is approached through a gated entrance onto a tarmacadam driveway, which leads up to a parking area and links through to an ornamental GARDEN COURTYARD comprising a central circular stone and blue brick raised herbaceous bed with pathway around, bounded by lawns, which are interspersed by a number of shrubs and a flowering cherry tree. Additional mixed shrubbery and rose beds.

#### OPEN FRONTED 5 BAY BRICK AND TILE BARN

42'0 x 11'10

With brick floor. A great entertaining and party area. Adjoining is a useful WORKSHOP approx 17'5 x 11'0 with brick floor, lighting and power and worktop with storage under. EXTERNAL PERGOLA with mature grape vine and brick flooring.

#### FRONT GARAGE/BARN

approx 26'0 x 14'1

Built of brick/stone and tile with concreted floor. Timber twin entrance doors.



#### **GARDENS**

These extend around the house including a stone flagged terraced, lawn with west facing flagged STONE TERRACE. This links to the rear (original front of the house) with terraced lawns, low natural stone walling, shrub borders, specimen trees and an ornamental brick well and vegetable section.

#### **THE LAND**

This is provided in various parcels, which includes a small grazing paddock to the rear of the garden courtyard and a traditional 4 BAY DUTCH BARN. This area provides gated access to the front grazing paddock, which has a gated access onto the Council lane and also immediately adjoins the block of AMENITY WOODLAND.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains electricity is understood to be connected. Foul drainage is to a private septic tank. The water is supplied by a private spring well to a refurbished system with filtration and a UV lamp. None of these services have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band F. Please confirm the council tax details via [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **RIGHTS OF WAY/WAYLEAVES**

The property is sold subject to and with the benefits of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It is understood that a bridlepath/public footpath extends over part of the property.

#### **VIEWINGS**

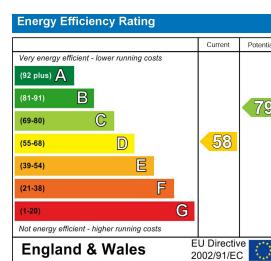
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsbg.com](mailto:shrewsbury@hallsbg.com)



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



OnTheMarket.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.