



Rays Farm, Billingsley, Bridgnorth, WV16 6PF

Guide Price £1,250,000

FOR SALE

A most attractively situated and well equipped small farm comprising a substantial period Farmhouse, with potential to improve according to ones own individual tastes and preferences, an excellent Log Cabin, a courtyard of traditional Farm Buildings with immense potential and Land extending, in all, to over 16 acres or thereabouts.



DESCRIPTION

Halls are delighted with instructions to offer Rays Farm at Billingsley, near Bridgnorth for sale by Private Treaty.

Rays Farm is a most attractively situated and well equipped agricultural property comprising a large period Farmhouse with potential to improve according to ones own individual tastes and preferences, an excellent three bedroom Log Cabin, a courtyard of traditional Farm Buildings with immense potential (for alternative usages) and Land extending, in all, to approximately 16.17 acres or thereabouts.

SITUATION

Rays Farm is situated in a most attractive and unspoilt rural location just outside the well known village of Billingsley. The property is approximately 7 miles from Bewdley and 8 miles from Bridgnorth both of which have an excellent range of local Shopping, recreational and Educational facilities. The larger centres of Ludlow 19 miles, Shrewsbury 27 miles and Wolverhampton 22 miles are also all within easy motoring distance and all have a more comprehensive range of amenities of all kinds.



DIRECTIONS

w3w: jaws.sleeper.exporters

N.B. Please do not rely on satellite navigation to locate the property.

THE FARMHOUSE

The substantial period Farmhouse offers versatile internal accommodation of great charm and character with numerous attractive original features. The well planned internal accommodation, at present, comprises on the ground floor a Reception Hall, Living Room, Dining Room, Kitchen Breakfast Room, Utility Room, downstairs Cloakroom and Cellar together with four first floor Bedrooms and a Family Bathroom. The property benefits from an oil fired central heating system and is presented for sale with any fitted carpets included in the purchase price.

The Farmhouse is approached through an impressive courtyard of Traditional Agricultural Buildings which have been greatly improved by the current owners and are currently used partly for commercial and partly for agricultural/equestrian usage. The buildings are most versatile and have great potential for a wide variety of alternative usages (subject to planning permission).

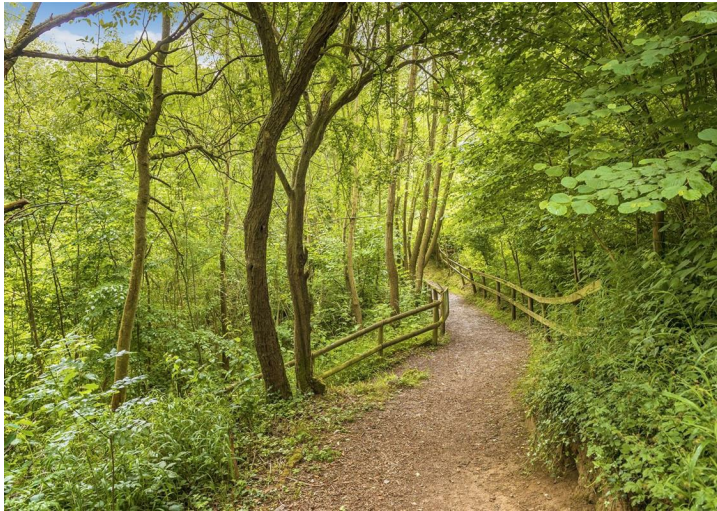
THE LOG CABIN

The Log cabin is a major feature of the property and was constructed in circa 1998 and is subject to a Section 106 Agricultural Occupancy Condition. The cabin provides surprisingly spacious and well designed internal accommodation at present comprising an Entrance Hall, open plan Kitchen/Living/Dining Room together with three Bedrooms (One with En Suite facilities and one with a walk-in wardrobe) and a Wet Room. The Cabin has the benefit of an oil fired central heating system.

Outside, there is a well maintained external area with patio and lovely views over the adjacent land.

- Residential Farm
- Excellent 3 bed Log Cabin
- Seperate Building with Commercial potential
- Beautiful, yet accessible, rural location
- Four bedroom Period Farmhouse
- Courtyard of Traditional Farm Buildings
- Over 16 Acres of Land





Adjacent to a large car parking area is a Former Barn which houses an Office and Public Toilet facilities, therefore has immense potential for a variety of alternative usages (subject to PP) particularly a commercial usage.

THE LAND

The land is a major feature of the property and extends to over 16 acres or thereabouts. Of this, approximately 5.3 acres is permanent pasture currently used for the grazing of animals with approximately 8.9 acres of attractive amenity woodland which is bounded by a stream to the west. The land is ideal for those with equestrian interests.

SERVICES

We understand that the Farmhouse has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

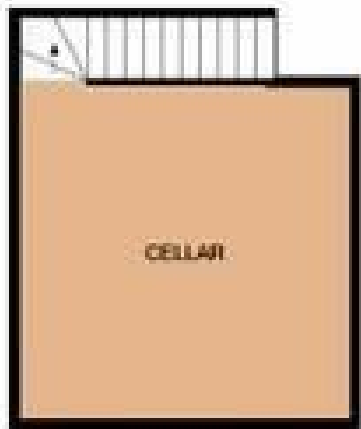
COUNCIL TAX

The property is in Band 'G' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

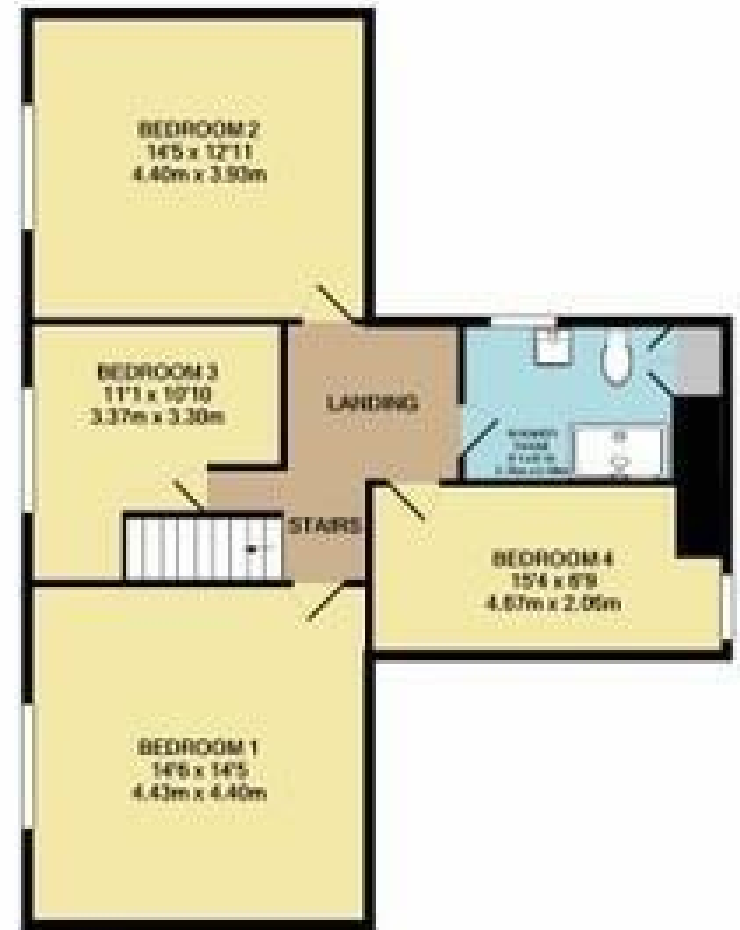




BASMENT LEVEL
APPROX. FLOOR
AREA 246 SQ.FT.
(22.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1100 SQ.FT.
(102.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2151 SQ.FT. (199.3 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained here, the responsibility of doing, checking, issuing and any other forms are appropriate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The architect, engineer and suppliers should have written orders and be provided as correct quantity or efficiency can be given.
Made with Blueprints 2007



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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	