



LOWER WESTWOOD FARM

STRETTON WESTWOOD | MUCH WENLOCK | TF13 6DF





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Much Wenlock 2.1 miles | Telford 10.5 miles | Shrewsbury 14 miles
(all mileages are approximate)

A BEAUTIFUL STONE FARMHOUSE WITH
DETACHED ANNEXE / HOLIDAY COTTAGE, SET IN THE MOST IDYLIC AND
PRIVATE OF SETTINGS WITH STUNNING COUNTRYSIDE VIEWS,
IMPRESSIVE OUTBUILDING AND STABLING,
ALL SET IN APPROXIMATELY 2 ACRES.

Spectacular setting with far reaching views of open countryside
4 bedroom house
2 bedroom cottage
Properties set centrally in the plot
Stable block
Substantial, recently constructed steel framed outbuilding



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

SITUATION

The property enjoys an idyllic position within the small rural hamlet of Stretton Westwood, on the south side of Wenlock Edge, that lies southwest of the market town of Much Wenlock and close to the Shropshire Hills, an Area of Outstanding Natural Beauty. The area is renowned for its outdoor pursuits and superb hiking, hacking along the Jack Mytton Way and South Shropshire hills. A short distance away is the historic market town of Much Wenlock that offers a selection of facilities including local independent shops, public houses, restaurants and leisure facilities. Much Wenlock is a stunningly beautiful medieval town and played a major part in the 19th century revival of the Olympic Games. It is the home town of Dr William Penny Brookes, the inspiration for the modern Olympic Movement and founder of the Wenlock Olympian Society. A further comprehensive range of amenities can be found in the county town of Shrewsbury, Telford and Bridgnorth.

There are an excellent selection of state and private schools covering primary and secondary education. Much Wenlock primary school, William Brookes secondary school, Church Preen, Barrow, Brockton, Prestfield, Birchfield, Packwood, Shrewsbury High, Wrekin College, Newport and Wolverhampton grammar schools. The road network offers good access to the A5, M54 and the national motorway network. Train stations are found at Telford and Shrewsbury with regular services taking you into the centre of Birmingham and London.

DIRECTIONS

From Shrewsbury head to Much Wenlock on the A458. Upon entering Much Wenlock, take the right hand turning onto the B4371 sign posted Church Stretton. Continue on the B4371 for approximately 1.2 miles taking a left turn signposted Stretton Westwood. Follow this lane down to the end, where the entrance to Lower Westwood Farm can be found directly in front of you.

From Bridgnorth head north on the A458 following signs to Much Wenlock. Upon entering Much Wenlock, continue past the Gaskell Arms and take the second left turning onto the B4371 sign posted Church Stretton. Continue on the B4371 for approximately 1.2 miles taking a left turn signposted Stretton Westwood. Follow this lane down towards the end where the entrance to Lower Westwood Farm can be found.



ACCOMMODATION

The main front entrance with a covered porch opens into the dining hall featuring a period cast iron fireplace. This room links the kitchen and main sitting room, and it should be noted many of the principle of rooms throughout are dual aspect.

A farmhouse style bespoke kitchen/breakfast room is fitted with a range of wall and floor units, granite work tops, a Belfast sink, built in dishwasher, fridge, freezer and a Rangemaster oven set within an oak framed recess.

The kitchen also has a walk-in pantry. Leading off the kitchen, is a boot room/utility room with further matching wall and floor cupboards, granite work tops, a Belfast sink, space for a washing machine and dryer, along with a boiler cupboard and downstairs WC. A back door gives access to the driveway and grounds and stunning far reaching countryside views.

A large living/sitting room enjoys much natural light, with windows and patio doors opening out to the gardens, with further spectacular views beyond. A central fireplace with brick hearth houses a wood burning stove. A further

reception room leads off this room, which is currently used as a study enjoying an outlook across the gardens and farmland beyond.

On the first floor, there is the most wonderful principle bedroom suite, that includes a dressing room with a range of fitted wardrobes, a glorious contemporary en-suite bathroom with oak flooring, free standing bath, vanity unit with dual wash hand basin and a walk in shower. The bedroom area is a peaceful and bright space and benefits from elevated views. There are three further bedrooms all of which are served by the main family bathroom.



DESCRIPTION

Lower Westwood Farm is beautifully presented throughout and offers well proportioned and well laid out living accommodation, with 3 reception rooms, four bedrooms and two bathrooms.

Along with the main house, there is a detached two bedroom cottage/annexe called “Cowis Cottage”, which has previously been run as a successful holiday let for several years. There are also stables, a tack room and an impressive steel framed barn that has been recently constructed. In total, the property is set in approximately 2 acres of grounds.



COWIS COTTAGE

A substantial detached cottage offering just under 1,000 sq ft of accommodation that would be perfect for relatives, a holiday let, guests or even a large office. This cottage has a spacious hallway giving access to the bedrooms and living areas.

The kitchen/breakfast room is fitted with floor and wall cupboards, there is a sink, built in oven and electric hob with the provision for a dishwasher and fridge/freezer. Steps lead down into a wonderful 30ft living room which has a dining area. There is a vaulted ceiling with exposed timbers, feature brick fireplace with a Clear View wood burning stove and French doors opening out to the garden.

There are two double bedrooms and a good sized bathroom. A utility cupboard is designed for the provision of a washing machine and dryer.

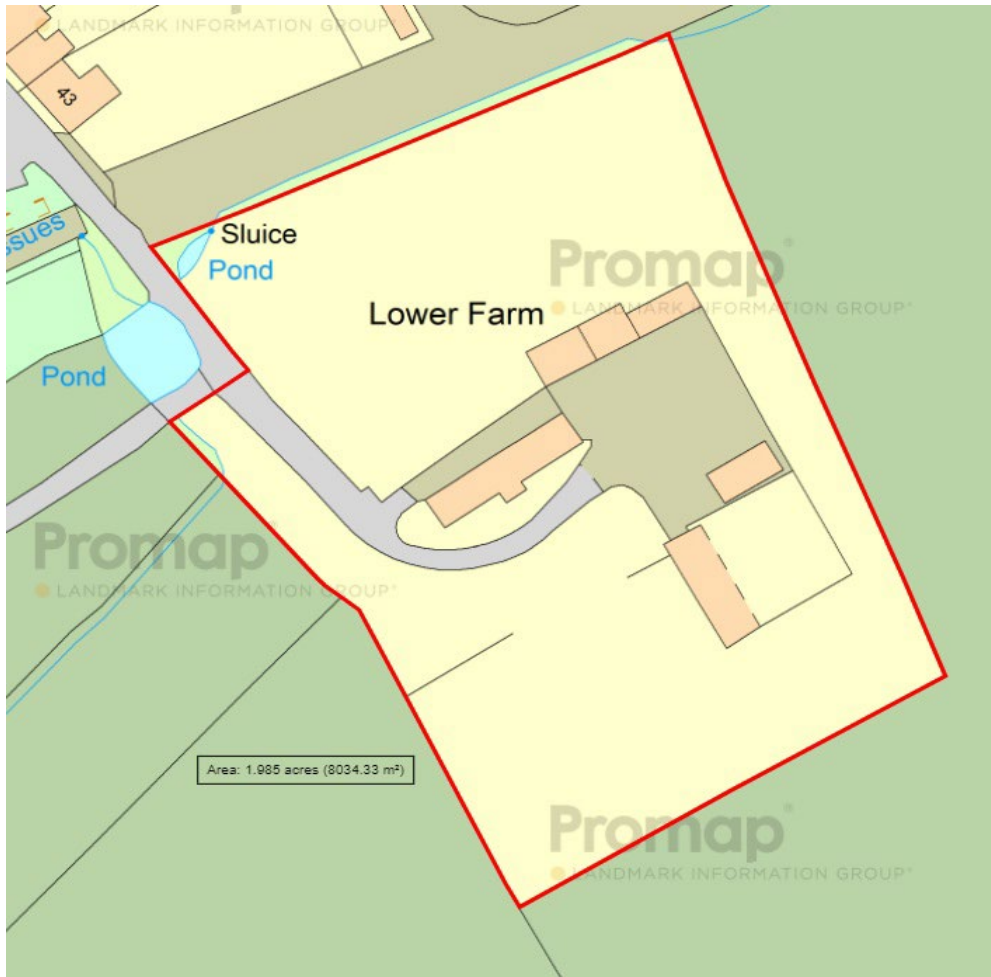




OUTSIDE

Approached through a private gated entrance (electricity on site) at the bottom of the lane, a gravelled driveway sweeps around to the property bordered by lawned gardens. The drive continues between the house and the cottage, with the orchard behind, to the stables beyond then into a large, gravelled courtyard to the barn, with a large parking area.

Bordered by farmland, this is a most private setting with far reaching views down the valley. The stable block provides two stables and a tack room with lights and power connected, along with a large cedar clad outbuilding, extending to over 1,000 sq ft of space, offering multiple uses to include secure storage and garaging, having two roller shutter doors to the front and a personnel door to the side.



FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

We are advised by our client that mains water and electricity are connected to the property. Private drainage via a sewage treatment plant, oil central heating and LPG for the cooker. Verification should be obtained by your surveyor.

COUNCIL TAX

Council Tax Band: E for the house - Shropshire Council

AGENTS NOTE

NB there is a public footpath at the gated entrance (on the periphery of the boundary, the house and grounds are well shielded and retain their privacy) and a neighbouring farm has vehicle access into their field at the same entrance.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.

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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

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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.



