



LOWER GRAVENOR FARM

WENTNOR | BISHOPS CASTLE | SY9 5EG





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Bishops Castle 5.5 miles | Shrewsbury 15 miles | Ludlow 19 miles
(all mileages are approximate)

A HIGHLY DESIRABLE SMALL RURAL FARM WITH PERIOD 4 BEDROOM FARMHOUSE, RANGE OF TRADITIONAL AND MODERN OUTBUILDINGS WITH PASTURE LAND AND WOODLAND JUST UNDER 100 ACRES

Lower Gravenor Farm sits in some of South Shropshire's most beautiful countryside in a glorious unspoilt and private location with comfortable three-storey farmhouse, a diverse range of farm buildings (some with potential for conversion subject to consents) and pasture land extending to just under 100 acres.



Welshpool Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

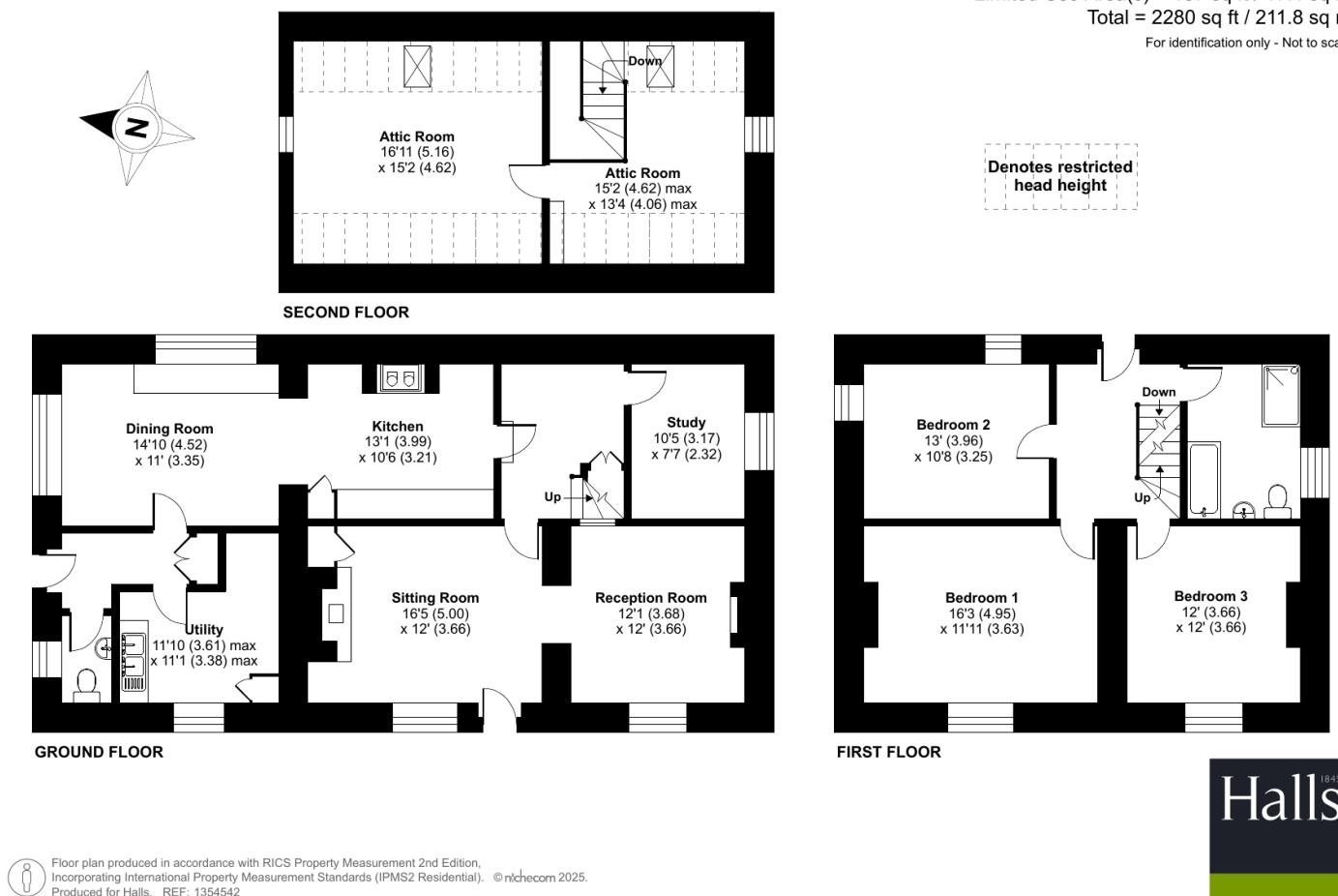
Lower Gravenor Farm comes for sale following the current Vendors decision to retire and downsize. They have lived at the property for the past 35 years and have improved the property to suit their requirements. Lower Gravenor Farm offers prospective purchasers the opportunity to acquire a property in some of Shropshire's most beautiful countryside. The house sits in the middle of its land and offers an increasingly rare quality of life with the opportunity to get away from the hustle and bustle of everyday life, whilst being only a short drive from the larger centres of Shrewsbury, Ludlow and beyond. The farm is thought to appeal to farmers or lifestyle purchasers as it can be farmed for profit or let out to derive an additional outcome.

SITUATION

Lower Gravenor Farm is located close to the village of Wentnor, which boasts two country pubs, shop and church. Bishops Castle lies a short drive away (5.5 miles) and has a good range of basic amenities. The larger centres of Shrewsbury and Ludlow are both within half an hour's drive and offer a good range of shopping, banking and business/ recreational opportunities. Lower Gravenor Farm sits on the West side of the Onny Valley and has glorious views towards the Long Mynd Hill.

PROPERTY

The property comprises a detached stone and slate farmhouse arranged over three storeys, offering four bedrooms and well-laid-out, adaptable accommodation. Traditional character features are complemented by modern conveniences, including uPVC double glazing, oil-fired central heating via a Stanley range, and log-burning stoves in the reception rooms. A private borehole provides the water supply, adding to the property's self-sufficiency. With its balance of charm and practicality, the farmhouse is ideal for family living and would suit buyers seeking a lifestyle property—whether for equestrian, smallholding, or simply enjoying a character home in a peaceful rural setting.



FARM BUILDINGS

Across the yard stand two attractive traditional two-storey stone outbuildings, offering excellent potential for conversion (subject to consents) to offices, studios, holiday accommodation, or full-time residences. Their character and position provide scope for income generation or extended family use, adding real value to the property.

Beyond, the main farmyard comprises a range of more modern agricultural buildings, currently suited to livestock and fodder housing but adaptable for a variety of other purposes. With light, power, and water already connected, they offer immediate practicality and long-term flexibility.

A floor plan of the traditional outbuildings is available upon request.



LAND

The land forms a defining feature of the property, providing an attractive and versatile setting that completely surrounds the farmstead. Classified as Grade 4 on the Agricultural Land Classification scale, it is well suited to pasture and has traditionally been used for grazing and mowing. Adding to its character, the holding includes a number of small woodland parcels along with a diverse mix of mature trees that create natural shelter, enhance biodiversity, and give the landscape a timeless rural charm. The acreage is thoughtfully divided into manageable enclosures, offering flexibility for a variety of uses, whether for livestock, equestrian purposes, or environmental schemes. The ground rises gently across the holding, ranging from around 700 feet above sea level at its lowest point to approximately 1,000 feet at its highest. The farmstead itself is attractively positioned at about 850 feet above sea level, providing open aspects across the surrounding countryside and a strong sense of seclusion and privacy. The land is registered with Defra, allowing the purchaser to take advantage of current or future management and stewardship schemes if desired. This offers scope not only for agricultural use but also for conservation and environmental enhancement. Water is supplied by both a private borehole and natural sources, ensuring a reliable and sustainable provision across the holding. This combination of pasture, woodland, and natural features makes the land not only a practical agricultural asset but also a haven for wildlife and a beautiful setting for the farmstead. A full schedule of the property, land and buildings is available upon request.

PRICE

The property is offered for sale by Private Treaty with a guide price of £1,300,000.

TENURE & POSSESSION

The property is offered for sale with freehold tenure and vacant possession will be given on completion. The property is registered with HM Land Registry under the following titles: Main Holding: SL279219 and Land to East: SL90456.

SERVICES

We understand that the property has the benefit of mains electricity, private water supply from a borehole, private drainage to septic tank and oil fired central heating. None of these services have been tested by Halls.

EPC

Rating 'E'

LOCAL AUTHORITY

Shropshire Council, Guildhall Frankwell Quay,
Shrewsbury, SY3 8HQ Tel: 0345 678 9000.
Council Tax Band – E

DIRECTIONS

Postcode for the property is SY9 5EG
What3Words Reference: goats.conductor.deliver

ANTI MONEY LAUNDERING CHECKS

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.



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Agent: James Evans 07581 552 438

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

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 regard to parts of the property that have not been photographed.
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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



