



**nick tart**

[www.nicktart.com](http://www.nicktart.com)

Newbury House, Blackford, Burwarton



Nick Tart are proud to offer for sale this exceptional equestrian property located in the Shropshire Hills with panoramic views over rolling countryside. Standing in approximately 4 acres of paddocks and gardens this really is something special. Approached via a gated entrance with a sweeping drive the potential viewer will be greeted with a detached cottage dating back to the 19thC. Comprising in brief of an entrance hall, sitting room with Inglenook fireplace and French doors to the elevated patio to the rear, dining room (again with French doors to the rear and feature fireplace) farmhouse style breakfast kitchen, utility, boot room and shower room/W.C to the ground floor. Four double bedrooms are on offer to the first floor as well as the family bathroom whilst a loft ladder gives access to a 26ft loft space which could serve a multitude of purposes - also having a window to the rear with simply amazing views.

A wealth of period charm is evident with exposed beams and trusses, solid Oak flooring in the sitting room, stable doors to the utility and boot room, warmed via oil fired central heating.

The property is located at the foot of The Brown Cleve Hill which is the highest hill in Shropshire and is located in The Shropshire Hills Area of Outstanding Natural Beauty. The Brown Cleve is easily accessible from the Property and allows you access to over 14,000 hectares to explore with paths used since before The Iron Age. There are no hills higher to the East until you reach The Urals in Russia. This truly is a very special place with Iron Age Forts, sunken lanes, hidden hamlets. You can explore Cleve Burf and Nordy Bank to name but two.

Bespoke Brick and Timber Built Stables, using reclaimed bricks. The three stables have lighting and have interlocking rubber matting, large overhang with lighting. Separate Stable which could easily be used as a foaling stable, with lighting and rubber matting. Hard standing to the front and side of the stables, ideal for washing down horses, farrier etc. All stables have easy access to the paddocks. Outside electric sockets and cold water taps.

The land extends to the main sweeping established gardens and extends to 4 Paddocks in total with post and rail fencing and all vary in size and vary from flat to sloping ground. Two of the paddocks lie to the south of the property and the second two are to the north of the front side of the property, divided by the winding gravelled driveway with a paddock on either side.

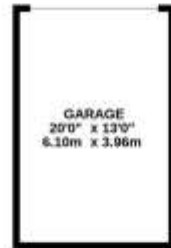
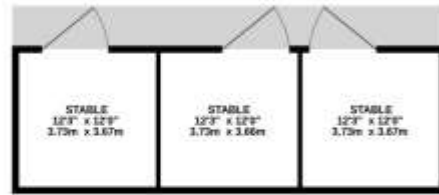
#### Services

Mains electricity and water, private drainage, oil fired central heating. Council tax band TBC. Energy performance rating TBC.

#### Directions

From Bridgnorth take the B4363 for Ludlow. Go through Burwarton and after approximately 1m turn right signposted Blackford, Stoke St Millborough and Cleve St Margaret. Proceed along Throne Lane. The property is then the 3<sup>rd</sup> driveway on the left. The post code for the property is WV16 6QS.



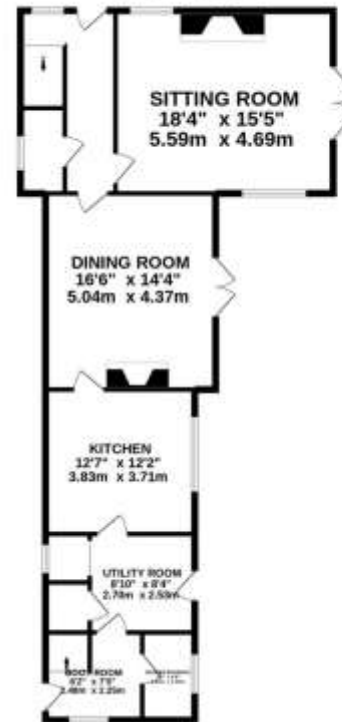


**TOTAL FLOOR AREA : 3140 sq.ft. (291.7 sq.m.) approx.**

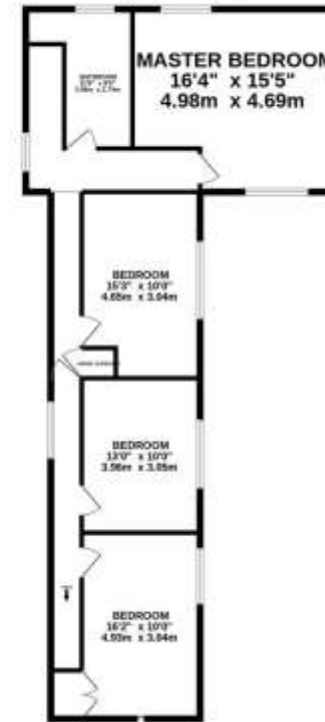
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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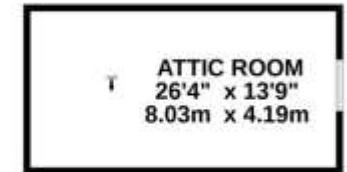
**GROUND FLOOR**  
1813 sq.ft. (168.5 sq.m.) approx.



**1ST FLOOR**  
964 sq.ft. (89.6 sq.m.) approx.



**2ND FLOOR**  
362 sq.ft. (33.7 sq.m.) approx.



**GUIDE PRICE**  
**£950,000**

**Property Information**

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

**Anti Money Laundering & Proceeds of Crime Acts:**

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

**.Important**

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

**nick tart**

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**Nick Tart Estate Agents - Bridgnorth**

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