



nick tart

Oakfield Farm, Bourton

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Oakfield Farm is situated in a private and unspoilt position, equidistant between the small hamlets of Brockton and Bourton, located at the eastern end of the Corvedale. It is bordered by farmland on all sides and is within driving distance of historic Much Wenlock where there are good local amenities including both junior and secondary schools, Doctors surgery & a Dentist. Ludlow, the county town of Shrewsbury & Telford which has both motorway and rail connections, are all within easy driving distance.

The property originally comprised a pair of three-bedroom, semi-detached cottages and has been converted by the present owners to provide an imposing, single detached residence taking advantage of the beautiful location and year-round stunning views.

The majority of the ground floor has oak flooring and the windows and doors together with external features are the work of renowned, local, oak craftsmen. The kitchen has porcelain tiled floors and powder coated bi-fold doors.

In all the land extends to just over 15 acres, divided into four fields, and includes a range of stone barns, converted to three stables and a tack room / gym. There is also a three bay open fronted wood store and a new (2018) steel framed barn with roller shutter door and mezzanine storage. The caravan site has hard standing for five caravans, all with power, water, and septic tank drainage.



The property is entered through an oak framed porch with tiled floor and coat / boot space. A heavy oak door opens into a beautiful open plan kitchen with dining and seating area, taking advantage of the stunning views over the garden towards the Clee Hill. There is an extensive range of wall and base cupboards, including pan drawers, shelves, basket storage and a granite work surface. In addition, there is a Cook & Lewis double oven, 4-oven Aga with hot plate, dishwasher and a 1½ bowl composition sink with hot tap. The island unit has a second sink with pillar tap, Cook & Lewis ceramic hob and more storage beneath which includes pan drawers and built-in wine cooler. The kitchen area has the advantage of a wall flush fitted multi-fuel wood burner and a further range of tall storage units. The seating area has two sets of glazed bi-fold doors to take advantage of the views. The formal dining room has a roof lantern, together with a multi-fuel stove and French doors opening to the paved patio area. Beyond the kitchen is the cloakroom which also houses the heating system "Mastertherm" boiler. There is a guest cloakroom with built-in vanity units, WC and wash hand basin.

At the front of the property is the entrance hall with oak door and side glazed panels and beyond is the sitting room which has a feature fireplace, granite hearth and log burning stove together with French doors that open to the patio. Also off the hall is a family games/TV room.

From the hall stairs with oak spindles and handrail lead to the landing and master bedroom suite which has a dressing area and built-in wardrobes with hanging rails and shelves. Beyond is an extremely generous master bedroom with views over the garden. There are 4 further good size double bedrooms and office study / bedroom 6 with desk storage and shelving. The ensuite bathroom has a large walk-in shower with frameless screen, WC, separate bath and a vanity unit with a wash basin. There are 4 further good-sized double bedrooms and an office/study with desk, storage and shelving.

The property has ground-source heating which provides hot water and fan assisted radiators for extra efficiency.

The property is accessed by a lane through electric gates where there is a large gravel parking area, and access to the range of barns. A large, slabbed patio area takes advantage of the views over the formal garden and beyond is a rose garden and ornamental pond. There are extensive areas of lawn which lead to the grazing pasture which includes a large pond. The whole site in total extends to just over 15 acres which is divided into four fields and includes a touring caravan site which is approximately 2 acres and has a separate entrance off the main road. The remaining acreage is split into four fields which have water and are fenced, all are currently used for grazing.

Guide Price: £1,600,000.00

Directions: Leaving Much Wenlock on the A4378, turn left at the Gaskill Arms corner towards Craven Arms on the B4368. Continue through Bourton and then bear left just passed Patton Grange on the right. The driveway to the property is found on the left hand side, just before a triangle of grass. Continue down the private driveway to the property. The postcode is TF13 6JW.

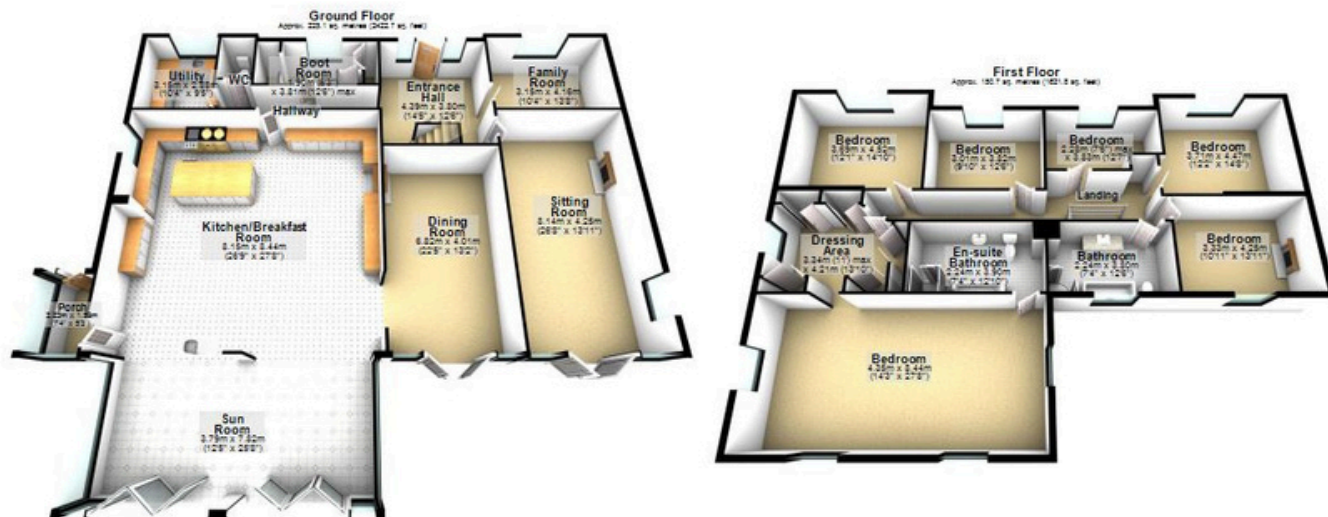
Services:

Mains electricity, Seven Trent water, ground source electric heating. Private drainage;

Energy Performance Rating C.

Council Tax band F.





Total area: approx. 375.7 sq. metres (4044.5 sq. feet)
(This floor plan has been made to ensure the accuracy of the floor plan and measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This Plan is for guidance purposes only and should be used as such by any prospective purchaser. Plan produced using Planity.)



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.

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