



Aston Eyre, Bridgnorth, Shropshire **WV16**

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Aston Eyre is a beautiful rural hamlet found approximately three miles Northwest of the vibrant county town of Bridgnorth. Bridgnorth offers a wealth of amenities including a cinema, boutique shops, cafes and restaurants and an active weekly farmers market. The town and surrounding area offer excellent schooling facilities for all ages in both the state and private sectors. Bridgnorth's sports clubs offer rugby, golf, cricket, tennis, football, hockey, and rowing. Nearby leisure opportunities include regular events such as the English Haydn Festival, Ludlow Food Festival, Much Wenlock Literary Festival and the Shrewsbury Flower Show. Outstanding local attractions include the Severn Valley Steam Railway, The Ironbridge Gorge Museum and the National Trust's Dudmaston Hall and Wightwick Manor. The open countryside and Shropshire Hills Area of Outstanding Natural Beauty are close-at-hand, providing excellent walking, cycling and riding routes. The property is also within easy commuting distance of Ludlow, Shrewsbury, Telford and Wolverhampton.

Directions (WV16 6XD):

From the A458 (from either Bridgnorth or Much Wenlock) turn onto the B4368 in Morville. Follow this road to Aston Eyre and after leaving the village continue for approximately 1.5 miles where the drive entrance for Ouseley Farm can be found on the right-hand side. Follow the approach driveway for approximately three quarters of a mile where the property will be found at the top of the hill on the right-hand side.



Ouseley Farm

Positioned with prime views of the majestic Shropshire Landscape, this handsome period farm house boasts in excess of four acres, equestrian facilities, stabling and an agricultural barn.

Ouseley Farm has been restored over its current owners' stewardship across the last thirty years, creating a wonderful family home with a wealth of original period features.

On entrance to the home, a reception hall grants you access to the Drawing Room and Dining Room on each side of the hallway. Further along, access to the open plan kitchen can be found, offering a social open plan environment to spend your time and host friends and family. A snug area is found nearby with a log burning stove and built-in office space. French doors open out onto the garden terrace. Adjacent to the kitchen is a utility room, adding practicality. A W.C completes the ground floor accommodation.





A wonderful family home with a wealth of original period features.



Accommodation

The first floor plays host to the principal bedroom, with en suite facilities. Two further double bedrooms provide accommodation on this floor, complemented by a family bathroom and with the other again served by an en suite. Connecting the three bedrooms is a fantastic space, currently utilised as a playroom, and provides direct access down to the kitchen with a separate staircase.

The second floor houses another two double bedrooms and a bathroom which includes a shower over the bath.



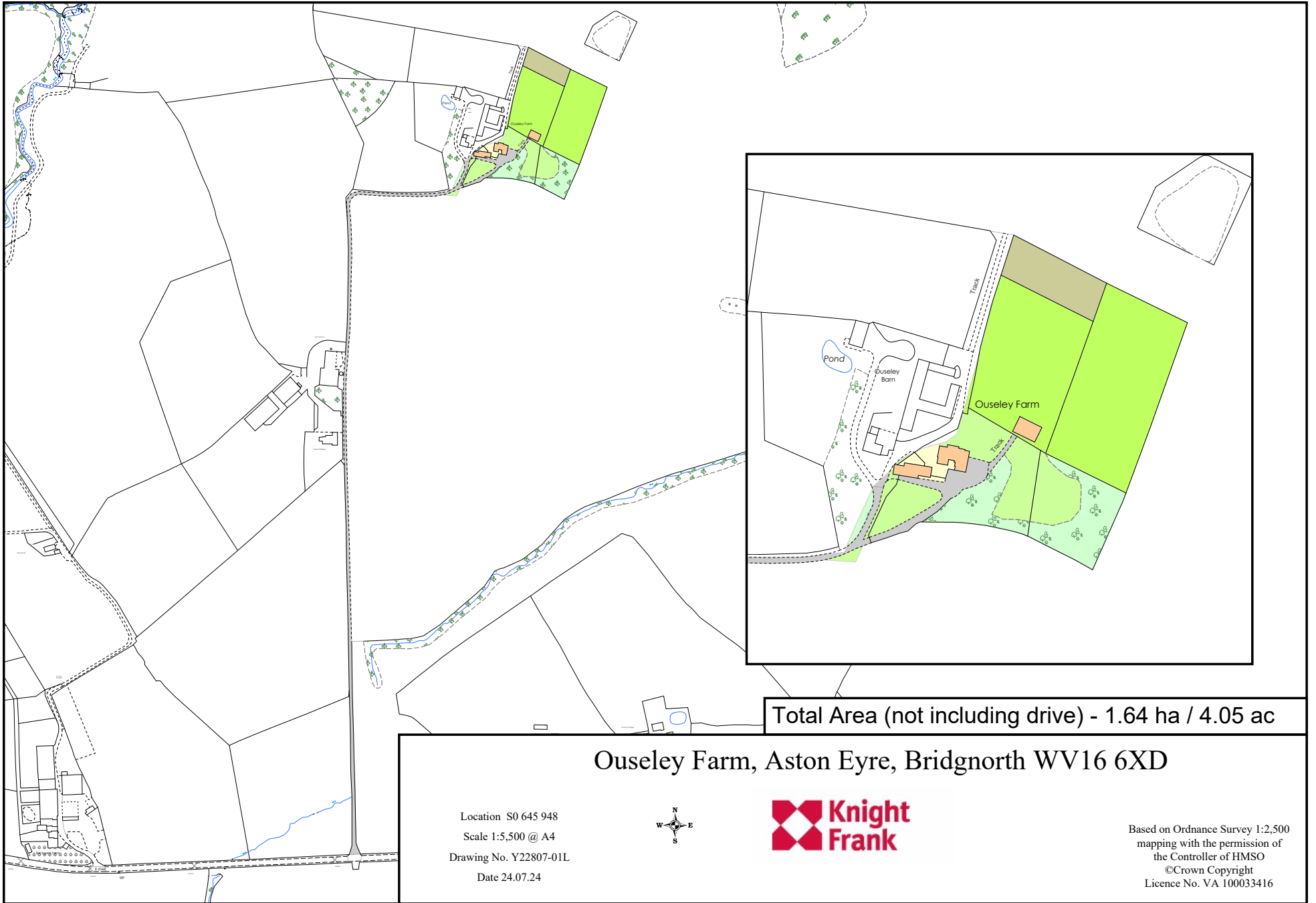


Gardens, grounds and outbuildings

A gravelled driveway leads up to the farm house, and sweeps around in front of the property, onto a large parking area placed to the side of the house. Formal gardens are found to the southern and eastern sides of the property.

Set in approximately 4 acres, a range of outbuildings and equestrian facilities are in place, with stables, a feed room and garage accessed via a rear entrance. Subject to planning consent, this could be converted into ancillary accommodation or otherwise. Paddocks and an enclosed arena can also be found on the northern side of the property. Further storage is available via an enclosed large steel framed barn.





Total Area (not including drive) - 1.64 ha / 4.05 ac

Ouseley Farm, Aston Eyre, Bridgnorth WV16 6XD

Location S0 645 948
Scale 1:5,500 @ A4
Drawing No. Y22807-01L
Date 24.07.24



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Property Information:

Services: Mains water and electricity.
Oil fired central heating and private drainage.
Tenure: Freehold
Council Tax: Band G
Local Authority: Shropshire Council

Agents note:

- The stone Stables and Garage are Grade II listed.
 - Neighbouring properties have a right of access along part of the driveway.
 - On the north-west section of the arena a small portion of land is in the process of being registered with land registry.
- Please speak to the agent for further information.



Approximate Gross Internal Floor Area
Main House = 4095 sq ft / 380.61 sq m
Garage = 209 sq ft / 19 sq m
Barn = 1359 sq ft / 126 sq m
Stables = 981 sq ft / 91.21 sq m

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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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