



BROOK HOUSE

NEWCASTLE-ON-CLUN • CRAVEN ARMS • SHROPSHIRE • SY7 8QU

Guide Price: £950,000

A beautiful 34 acre farmstead with an array of buildings nestled in the stunning Shropshire countryside



Brook House comprises a smallholding which includes a characterful detached stone dwelling totalling **33.95 acres (13.74 hectares)** in all, situated in an idyllic rural location within the Shropshire Hills National Landscape.

The property features a range of both traditional stone buildings and modern steel portal framed suited to a variety of uses including agricultural and equestrian.

Good quality, organic grassland surrounds the main holding extending to approximately **32.69 acres (13.23 hectares)** and is perfectly suited to livestock grazing and mowing.

Occupies a private, scenic position near Clun and is within proximity of local amenities.

Bishop's Castle: 8 miles • Newtown: 11 miles • Knighton: 12 miles



BROOK HOUSE

A recently renovated detached four bedroom dwelling constructed of stone under a clay tiled roof with wooden windows and doors, adjacent garage and lawned garden. The property offers perfect accommodation for family living and is currently a high-end holiday let.

GROUND FLOOR

Entrance Hall (4.40m x 3.70m) Bespoke, handmade solid ash staircase, flagstone flooring and locally sourced stone wall.

Kitchen (4.60m x 2.30m) New solid wood cabinets, tiled floor, metal sink with draining board, built in oven, extraction fan, and separate built in hob.

Lounge (7.00m x 3.70m) Large stone fireplace with wood burning stove, beam ceiling and wooden herringbone flooring.

Sitting / Dining Room (5.16m x 3.70m) Flagstone flooring and beam ceiling. Wood burning stove with wooden frame surround. This could be utilised as a separate lounge area.

Utility Room (4.70m x 2.30m) A large room with space for laundry facilities and capable of being utilised as a boot room. Additional external access to the rear of the property.

Shower Room (2.30m x 2.10m) Washbasin, toilet and shower. Part tiled walls.

Garage (5.92m x 3.03m) Adjacent to the house with external wooden doors.

FIRST FLOOR

Landing (10.50m x 2.37m) Spacious under eaves storage cupboards. Doors leading to bedrooms and bathroom.

Master Bedroom (4.30m x 2.80m) Featuring a stunning mural wall, with carpeted floor and built in wardrobe.

Bedroom 2 (3.70m x 3.10m) Carpeted floor.

Bedroom 3 (3.70m x 2.50m) Built in cupboards and exposed wood flooring.

Bedroom 4 (2.09m x 2.50m) Exposed wood flooring. Benefits from multiple socket points to allow for an alternate use as an office room.

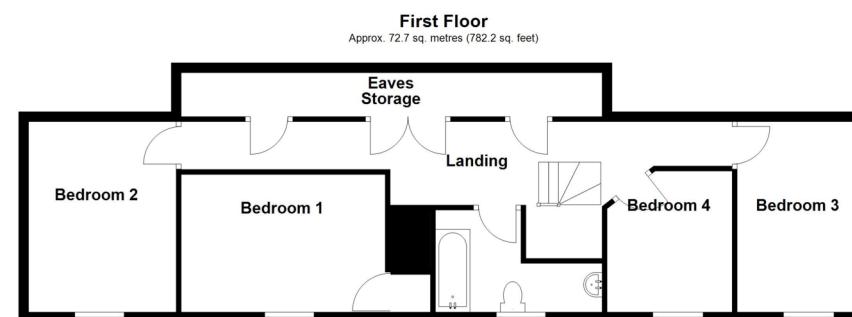
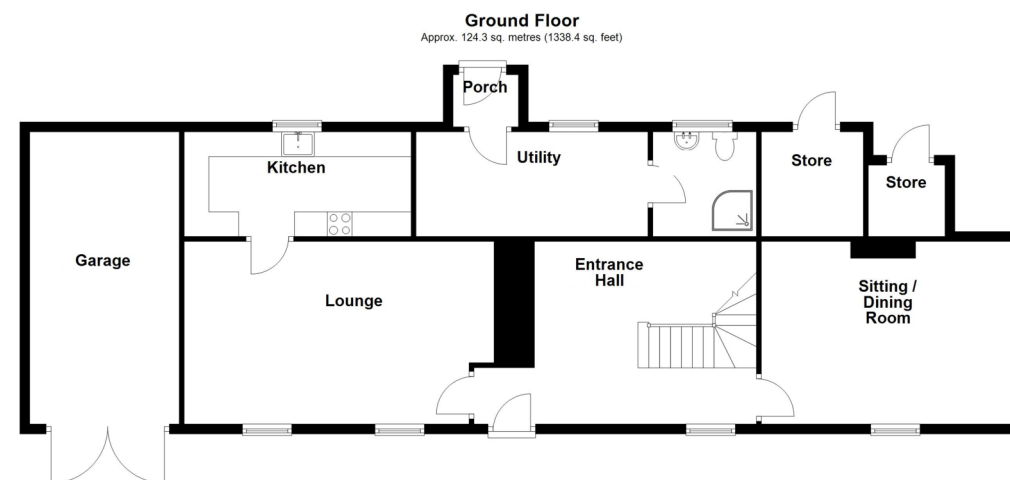
Bathroom Washbasin, toilet and bath. Half height tiled walls and vinyl flooring.

Council Tax Band: D EPC Rating: TBC



FLOOR PLAN

(For Illustration Purposes Only - Not to Scale)



Total area: approx. 197.0 sq. metres (2120.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



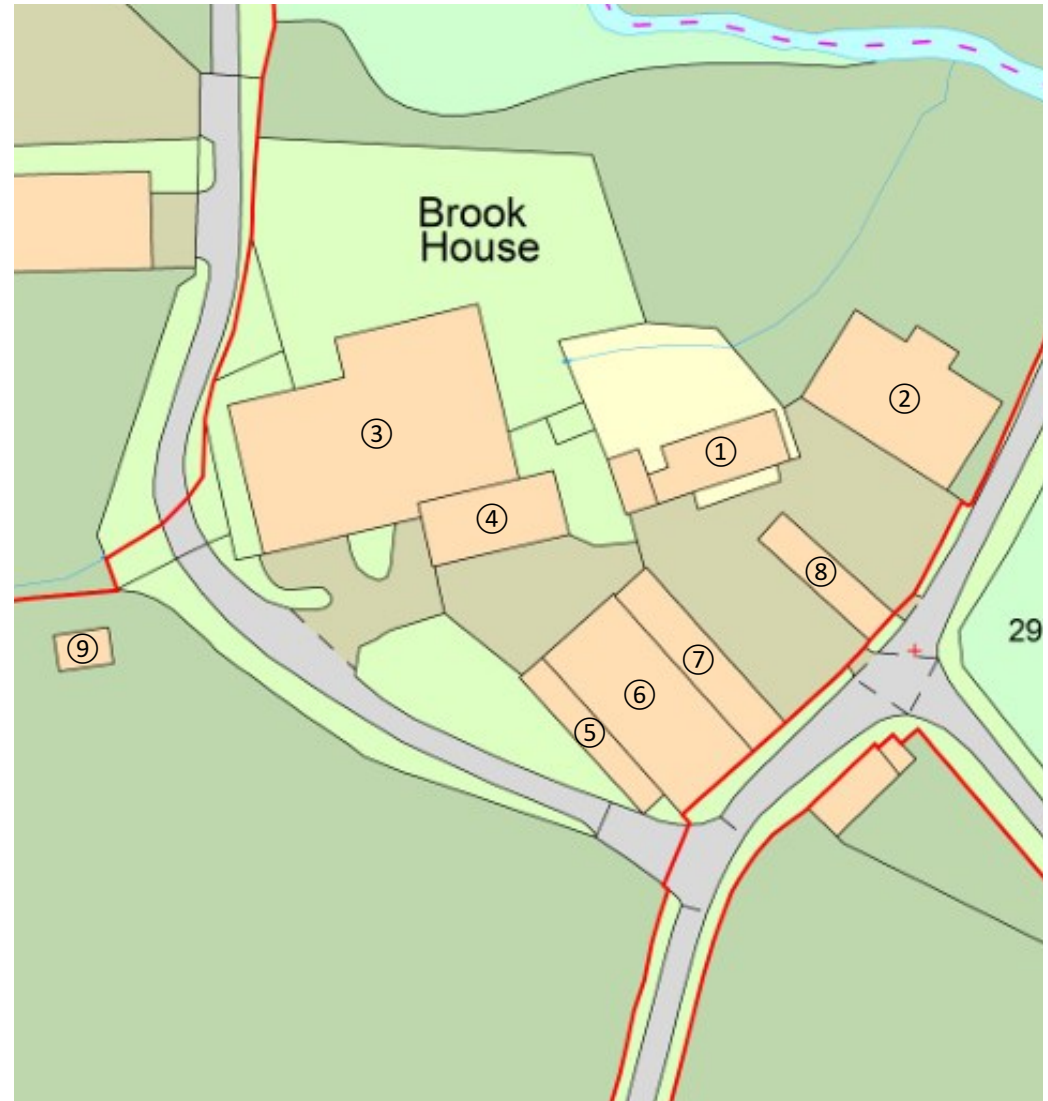
THE BUILDINGS

The agricultural buildings at Brook House are set within the farmyard where the main house is also located, allowing for convenience and security of the holding. There are a wide range of both traditional and modern buildings providing areas for livestock and storage, in all extending to 1,835m². Additionally, the land also benefits from timber field shelters, enhancing livestock welfare.

The traditional buildings have the potential for conversion into residential holiday lets and tourism, subject to gaining the relevant planning consent.

Buildings Include:

1. House and Garage
2. Steel Frame Livestock Building (305m²)
3. Steel Frame Livestock Buildings (735m²)
4. Steel Frame Storage Building (150m²)
5. Steel Frame Livestock Building (90m²)
6. Steel Frame Livestock Building (320m²)
7. Traditional Stone Building (145m²)
8. Traditional Stone Building (90m²)
9. Timber Field Shelters (30m²)





THE LAND

The land at Brook House Farm comprises of pastureland with a small amount of woodland extending to **32.69 acres (13.23 hectares)** or thereabouts in the beautiful South Shropshire countryside.

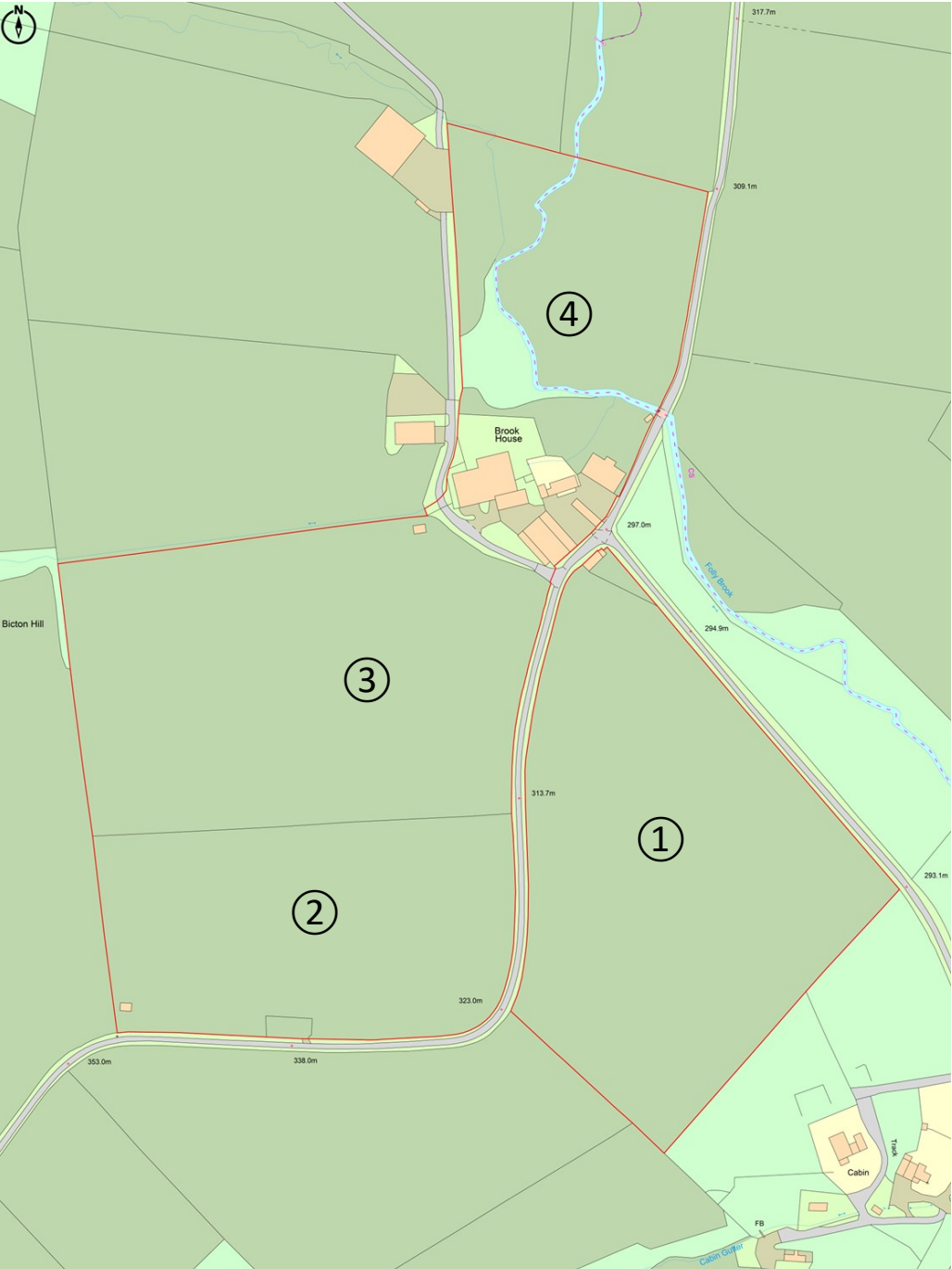
This most productive land is currently laid to grass and has been managed organically for grazing and haymaking but would be suitable for some variations of arable use. There are well established hedgerows and fences which provide natural shelter.

Fields 2 & 3 both have field shelters which are perfect for livestock & horses. Its picturesque location within the Shropshire Hills AONB alongside the network of bridleways in and around the area make it highly desirable for equestrian use. A bridlepath runs across the track west of the yard.

The land benefits from multiple positions of roadside access with fields 1 & 2 having two points of access from the adopted road. As well as natural water supplies, fields 1 & 3 have the advantage of a shared borehole supplying troughs.

Field 4 includes a small area of woodland as well as grassland, with the area surrounding the buildings being split into smaller paddocks. The Folly brook runs through the centre allowing for a useful water source while also providing a picturesque feature to the area.

The land has further opportunities such as tourism and natural capital earnings, subject to gaining the correct consents.



	Field Number	Description	Size (acres)	Size (ha)
1	SO2285 3830	Pasture	10.36	4.19
2	SO2285 1726	Pasture	6.72	2.72
3	SO2285 1740	Pasture	10.17	4.12
4	SO2285 3262	Pasture with Woodland	5.44	2.20
Total			32.69	13.23



SERVICES

Mains electricity, private borehole and spring water supply, private septic tank drainage and oil fired central heating.

METHOD OF SALE

Private Treaty

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendor's agents are responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONMENT SCHEMES

The farm is not subject to an agri-environment scheme.





Directions:

From Clun, head north west on the B4368 towards Newcastle. After 3.5 miles, continue through Newcastle and at the Junction, turn off right as signposted towards Two Crosses and Mainstone. Keep right and after 2.5 miles you will reach Brook House Farm, as indicated by the Agent's 'For Sale' Boards.

What3words [///goose.request.going](https://www.what3words.com/goose.request.going)

Viewing arrangements

Viewing of the property is strictly by appointment only through

George Beer BSc (Hons) MSc

Roger Parry & Partners LLP

Please contact our Head Office:

Mercian House, 9 Darwin Court,

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Parry**
& Partners



What3words

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Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.