

# With land and stables



Ouseley Farm Aston Eyre, Bridgnorth, Shropshire, WV16 6XD

BERRIMAN  
EATON





## Ouseley Farm Aston Eyre, Bridgnorth, Shropshire, WV16 6XD

A period hilltop farmhouse with over 4 acres, majestic views and equestrian facilities, including stone built stables and a modern steel framed barn. The house has been modernised and includes five bedrooms, four bathrooms and a large open plan kitchen for modern day living.

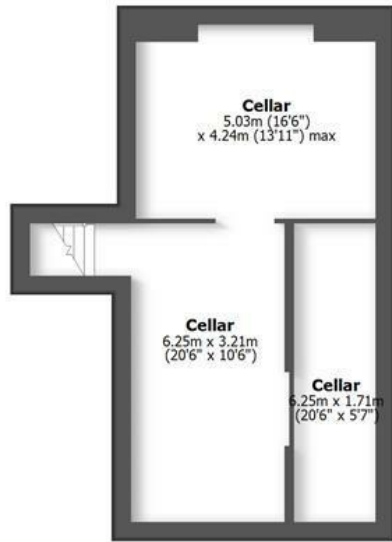
Bridgnorth - 5 miles, Much Wenlock - 6 miles, Telford - 17 miles, Kidderminster - 17 miles, Shrewsbury - 18 miles, Wolverhampton - 19 miles.

(All distances are approximate).

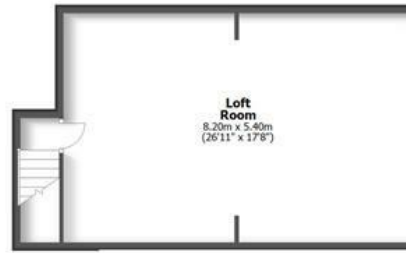
**OUSELEY FARM**  
ASTON EYRE, BRIDGNORTH

HOUSE: 336.0sq.m. 3,616.7sq.ft.  
CELLAR: 55.2sq.m. 594.1sq.ft.  
**TOTAL: 391.2sq.m. 4,210.8sq.ft.**  
GARAGE/STABLES: 127.3sq.m. 1,370.0sq.ft.  
BARN: 125.5sq.m. 1,350.9sq.ft.  
**TOTAL: 252.8sq.m. 2,720.9sq.ft.**

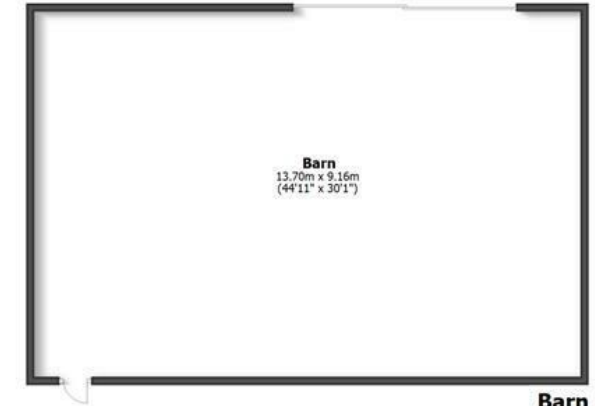
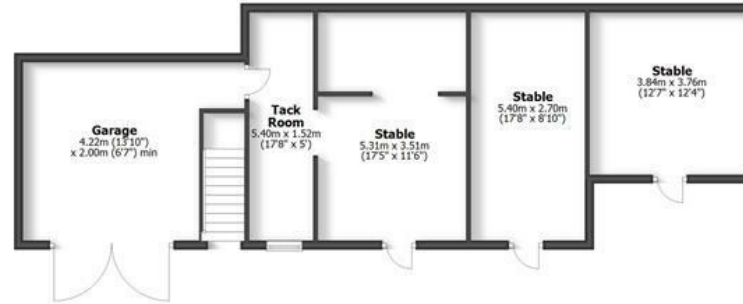
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



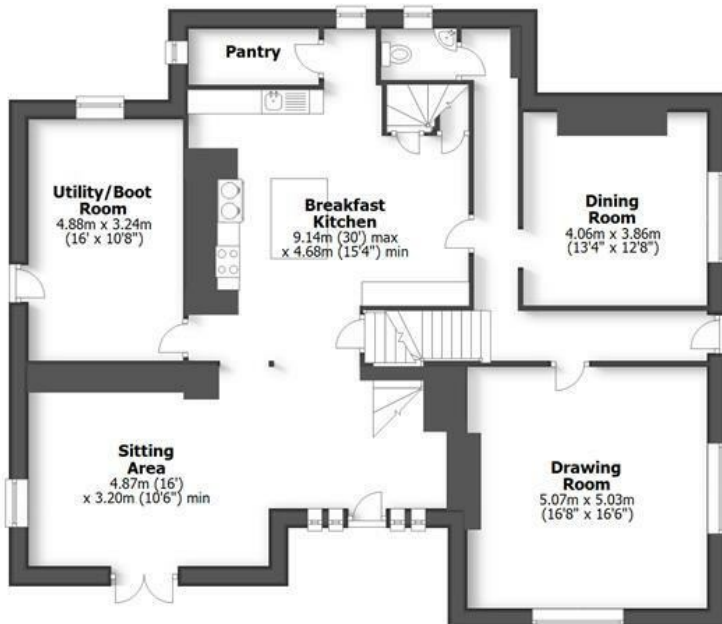
**Cellar**



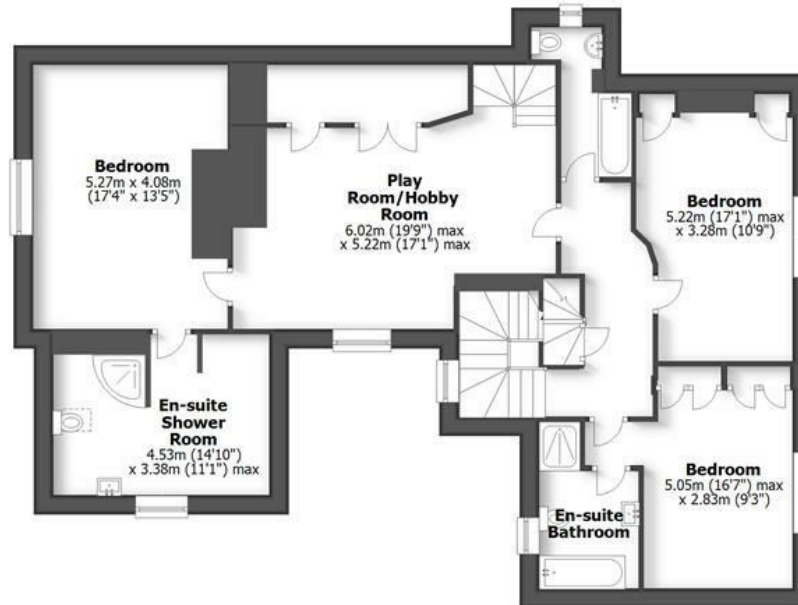
**Loft Room above Stables**



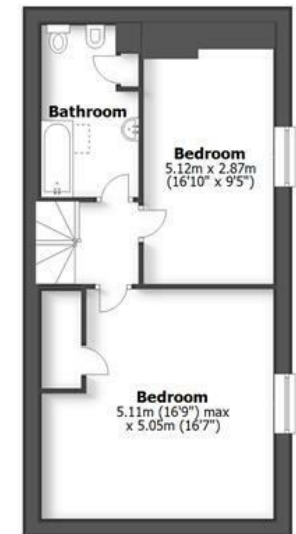
**Barn**



**Ground Floor**



**First Floor**



**Second Floor**

## LOCATION

Approached from a one mile farm drive off the B4368, the farmhouse stands with far reaching views across the Corvedale, one of the county's 'Areas of Outstanding Beauty', linking the market towns of Much Wenlock, Bridgnorth and Ludlow, all providing a good range of facilities. Also close-by is Shrewsbury the largest county town along the River Severn having a train station and leading independent schools.

## OVERVIEW

The far reaching views over farmland and across the valley make this a truly desirable location. The period farmhouse has been restored with all modern day appointments but retains its charm and character. Equally impressive are the outside facilities including stone built garage, stables with loft above and having a separate entrance, a 14m x 9m steel framed barn, equestrian arena and grounds with paddocks extending to just over 4 acres.

## ACCOMMODATION

Entering into the reception hall, there are two formal period reception rooms, a guest WC and a grand extended kitchen with pantry, Rayburn and garden room extension with views that leads into a sitting area beyond and out onto the southerly sun terrace. A large boot room provides an excellent rear entrance and utility area, facing the attractive outbuildings. There are also a range of cellars.

The first floor includes the principal bedroom with bath and shower en-suite, fitted wardrobes and a guest double bedroom adjacent to the house bathroom. Beyond is a large playroom/study having a separate staircase to the ground floor. This room has fitted storage and access to a further large bedroom with spacious en-suite shower room.

The second floor accommodation has a further two double bedrooms and bathroom including a shower over the bath.

## OUTSIDE

With a gated formal front entrance, a gravelled drive gives good parking and a glimpse of the extensive views. The pretty mature gardens include an orchard hosting a wide variety of fruits. There is a further rear gated entrance into a courtyard with access to the stone outbuildings that are partly two storey and currently provide a garage, feed room and three stables. This detached building offers potential for alternative uses (STPP). Our clients have kept horses and built an enclosed arena (52m x 22m with a silica sand and rubber surface) plus a large steel barn for storage. These may be suitable for other pursuits. Adjoining are the grazing fenced paddocks. The drive is owned by the farmhouse and provides a shared access to both neighbours and farmland.

## TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

## SERVICES

We are advised mains water and electricity are connected. There is oil fired central heating and private drainage.

## COUNCIL TAX

Shropshire Council, Tax Band: G  
<https://www.gov.uk/council-tax-bands>

## VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

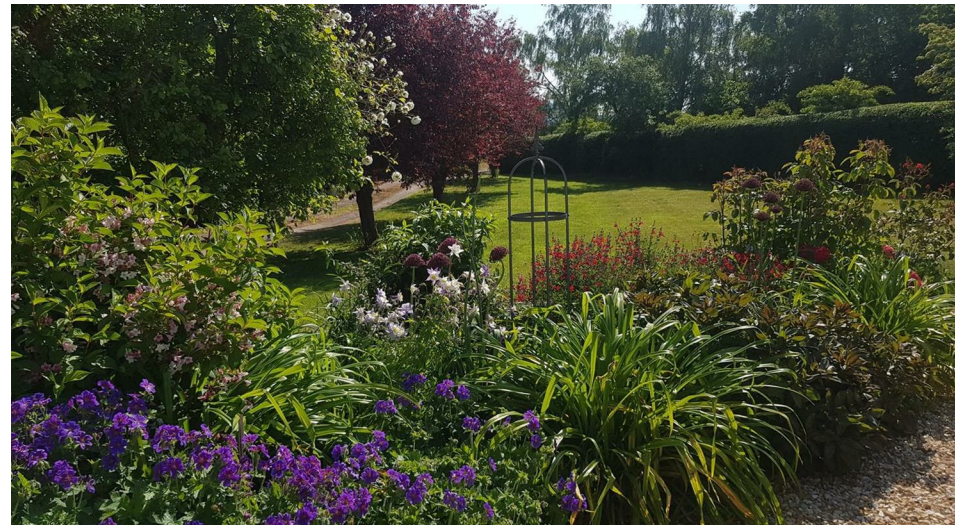
Follow the postcode WV16 6XD from Bridgnorth turning left in the village of Morville along the Ludlow Road B3468 for around 1,5 miles passing through the village of Aston Eyre and the farm access is located on a straight stretch on the right hand side.

£1,299,950

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershires@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**