



Farmcote House, Farmcote, Claverley, Wolverhampton, Shropshire, WV5 7AF





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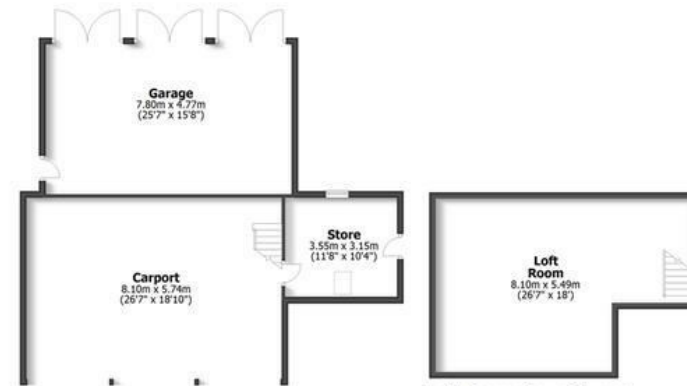
Farmcote House is an elegant C18th Grade II Listed period residence, set within around 2.3 acres of gardens on the edge of Claverley village with an extensive range of garaging out buildings.
Claverley - 1.5 miles, Wombourne - 7.9 miles, Bridgnorth - 5.4 miles, Telford - 15.6 miles, Shrewsbury - 25.6 miles, Ludlow - 24.2 miles, Stourbridge - 10.3 miles, Wolverhampton - 12.3 miles, Birmingham - 25.2 miles.
(All distances are approximate).

FARMCOTE HOUSE

FARMCOTE, CLAVERLEY

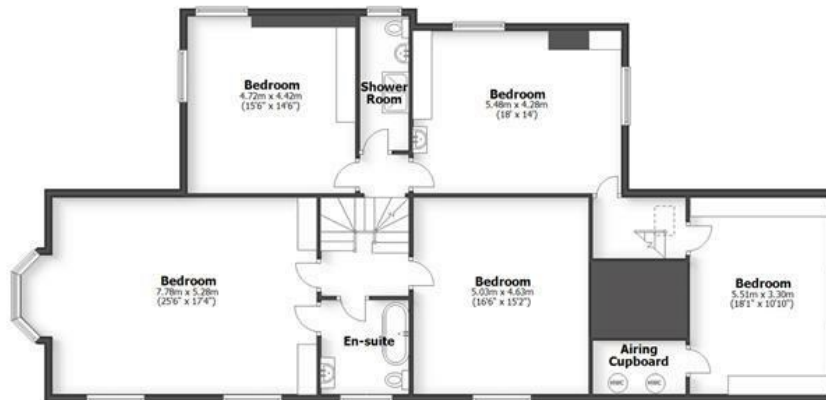


Second Floor

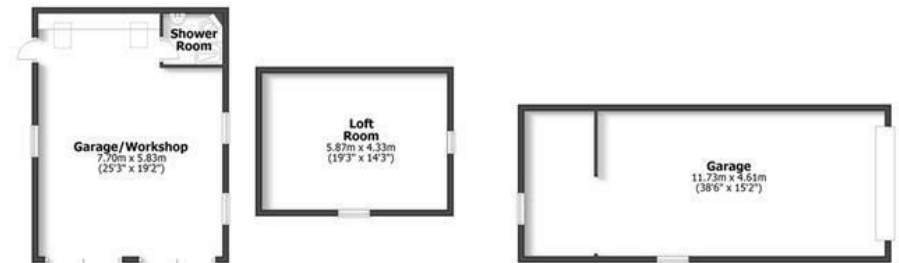


Carport/Garage/Store

Loft Room above Carport



First Floor



Garage/ Workshop

Garage



Ground Floor

Cellars

HOUSE: 482.4sq.m. 5192sq.ft.
 CELLARS: 39sq.m. 420sq.ft.
 GARAGES: 284.3sq.m. 3061sq.ft.

TOTAL: 805.7sq.m. 8673sq.ft.

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

LOCATION

Occupying a prime position Farmcote lies approximately 1.5 miles South of the picturesque village of Claverley which sits between the City of Wolverhampton and the historic market town of Bridgnorth, between the A454 and the A458. Enjoying a rural location, yet close to the village and amenities. Claverley hosts a selection of country pubs, primary school, church, doctors surgery, sports facilities including tennis, cricket and an abundance of countryside walks, bridleways and cycling.

OVERVIEW

With origins dating to the Tudor period, the main house dates to the Georgian period with tall sash windows and shutters. This grand home had later Victorian and Edwardian additions to create splendid high ceiling accommodation on three floors, with views over the formal landscaped gardens.

This country residence has remained in the same family for many years, stylishly enhanced and modernised to retain the period character and charm. With the addition of garaging and workshops, there are walled gardens, orchard and pond around the formal gardens.

NB There are a further 1.67 acres of woodland and outbuildings adjoining the boundary that are available by separate negotiation.

ACCOMMODATION

Upon entering the property a reception hall welcomes you in with stairs rising to the upper floors, cellars and doors leading off to the principal reception rooms. The drawing room enjoys a dual aspect with a bay window looking out across the gardens with a central open fireplace. The sitting room features French doors opening out to the lawn with a fireplace housing a log burner creating a cosy retreat all year round. A formal dining room features a bay window with French doors and a cast iron fireplace housing a log burner with arched alcoves to either side. A rear hall provides everyday entry with oak flooring and a guest cloakroom/WC. Leading through into a study area with bespoke fitted floor to ceiling book shelves and access to the former servants back staircase. The breakfast kitchen is beautifully fitted with bespoke painted cabinets to include an AGA, oven, electric hob, microwave, fridge and freezer. Leading off the kitchen is a most useful utility/boot room with further fitted cabinets, sink unit and a side entrance with access to a boiler room, walk in larder and steps up to a home office with further mezzanine area. From the utility/boot room a door opens into a beautiful botanical garden room with WC off and access into an adjoining garage.

From the hall a staircase rises to the first floor split level landing. The grand principal bedroom suite extends to around 25ft which enjoys elevated garden views from the bay window. There are two built in double wardrobes and an en-suite bathroom. Completing the first floor there are a further four double bedrooms, shower room and access to the rear staircase. From the main landing stairs rise to the second floor which provides two double bedrooms, bathroom and a large store room.

OUTSIDE

Front wrought iron gates create an impressive, formal entrance to the front of the house. For every day use there is a side Tarmac driveway leading to a private drive along with an extensive range of garaging and stores. Farmcote House stands privately within its well maintained formal gardens and grounds of around 2.3 acres which include patio terraces, walled garden, lawns, orchard and a duck pond. The gardens are landscaped with creative planting and mature trees and shrubs. NB (One neighbour has an access over part of the rear driveway).

ADDITIONAL WOODLAND BY SEPARATE NEGOTIATION

Around 1.67 acres of woodland adjoins the garden with a range of modern timber buildings that form log stores, 4 open bays and secure storage. Approx 10 years ago a steel framed 8m x 10m barn was constructed with a roller door. Electricity is currently from the house supply and there is no water.

SERVICES

We are advised by the clients that mains electricity is connected. Oil central heating, private drainage and a private water supply. Verification should be obtained from your surveyor.

TENURE

We are advised by the clients that the property is FREEHOLD, with vacant possession upon completion.

COUNCIL TAX

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

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment through the Bridgnorth Office.

Offers Around £1,500,000

EPC:

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.







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BERRIMAN EATON