



Wootton Farm House, Wootton, Bridgnorth, Shropshire, WV15 6EB





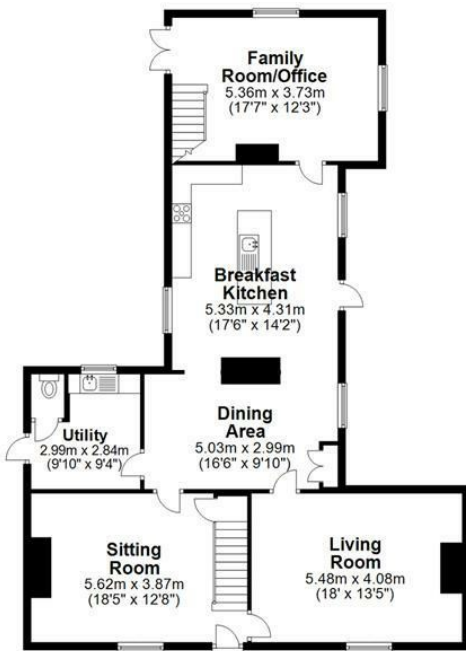
Wootton Farm House, Wootton, Bridgnorth, Shropshire, WV15 6EB

A countryside farmhouse with over two acres, stables and outbuildings (possible conversion into self contained annexe or holiday lets STPP). Lovely rural views with excellent commuting access. Bridgnorth - 6 miles, Telford - 15 miles, Kidderminster - 11 miles, Shrewsbury - 25 miles, Wolverhampton - 14 miles, Stourbridge - 9 miles, Birmingham - 24 miles. (All distances approximate).

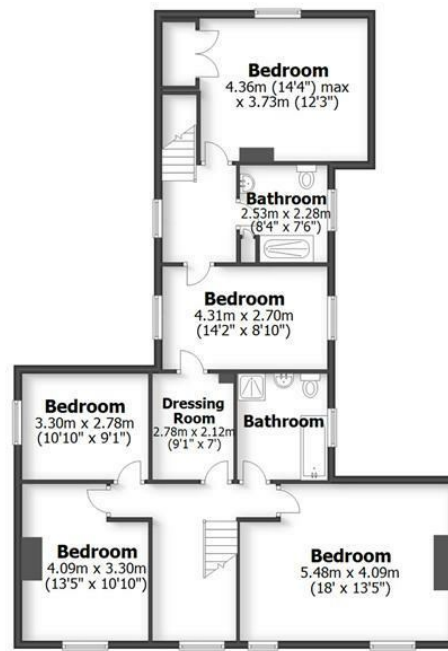
**Wootton Farm House
Wootton
Bridgnorth
WV15 6EB**

Approx Overall Floor Area
 HOUSE: 224.5sq.m. 2416.2sq.ft.
 STABLES & OUTBUILDINGS: 119.4sq.m. 1285.6sq.ft.
TOTAL: 343.9sq.m. 3701.8sq.ft.

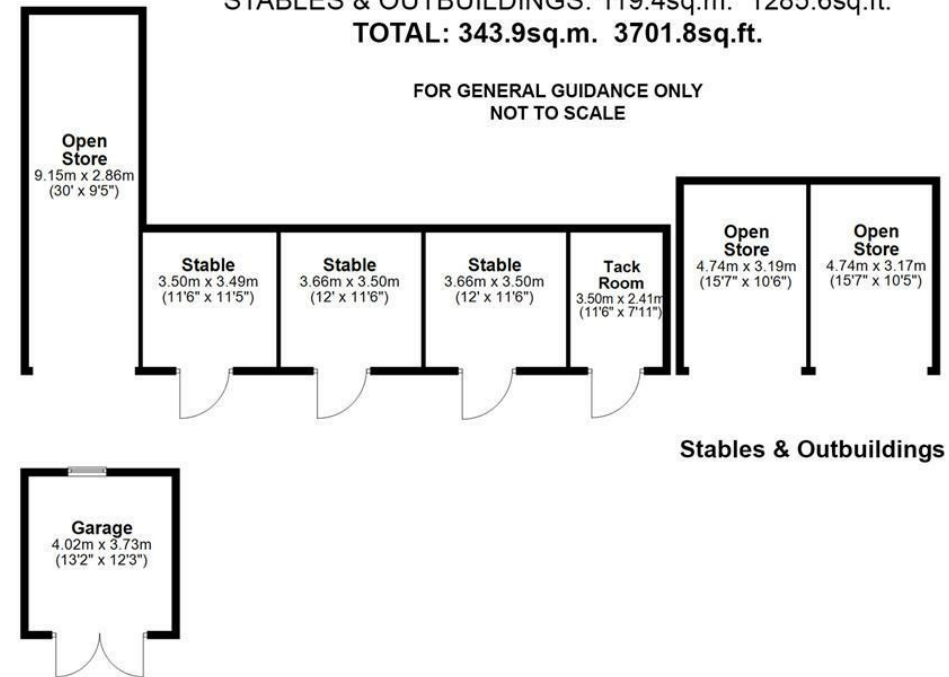
FOR GENERAL GUIDANCE ONLY
 NOT TO SCALE



Ground Floor



First Floor



Stables & Outbuildings

LOCATION

Located on the outskirts of Claverley, Wootton is a stunning semi-rural Hamlet in a very quiet location ideal for commuting to the West Midlands conurbation since it is only minutes from the A458 Bridgnorth to Stourbridge Road. Primary schooling is available in both near-by Claverley and Bobbington villages, with more comprehensive schooling in Bridgnorth. Walking, cycling and riding are in abundance locally with beautiful surrounding Shropshire countryside. Within 6 miles is the historic market town of Bridgnorth which is set on the River Severn and offers a variety of amenities including shopping, cafes, public houses, restaurants, leisure and health services include a community hospital, dentist and doctors.

ACCOMMODATION

Wootton Farm House in recent years has undergone extensive improvements to provide a wonderful large family home in this countryside setting. With a range of outbuildings and paddocks that are over 2.4 acres, there is an external home office. The property enjoys a very private setting and the modern interior with a biomass boiler and retained exposed beam work and log burners in the main reception rooms.

Having over 2,400sq.ft of living space, the open plan breakfast kitchen is the main hub of the house, with modern appointed units and fittings, downlighters and exposed beams, this room connects to both sides of the property and a useful utility with access to the garden and fitted storage and appliance space. There are three formal reception rooms all with feature AGA multi-fuel burners offering a versatile layout and there are two staircases leading to the first floor, although the accommodation upstairs is linked. In total there are five bedrooms (the principle bedroom has full width built in wardrobes), a dressing room/study and two very modern bathrooms with tiled walls. There are far reaching countryside views from all the bedrooms.

OUTSIDE

Wootton Farmhouse is accessed off a country lane with an extensive gravel driveway. To the front is a private lawned garden with views towards the Clee Hills, extending around are the formal gardens and paddock to include a vegetable patch and a gravelled terrace off the kitchen. The brick garage houses the biomass boiler with storage space and there are range of outbuildings that total an area of around 1285sq.ft.

From the drive there are a range of useful outbuildings including three stables and a tack room, two timber barns and a workshop, ideal for storage or running a business (STPP).

The gardens and paddock extend to approximately 2.24 acres offering the opportunity to the EQUESTRIAN MARKET. A brook runs through the grounds separating the formal gardens and the paddock.

SERVICES

Heating and hot water are via a wood pellet biomass boiler with a Hive system, and bottled gas supplying the cooker hob and fireplace in the kitchen. Drainage is via a septic tank that was replaced around 2021. Mains water and electricity are connected. There is Swann CCTV security. Verification should be obtained by your solicitors.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised that the property is FREEHOLD. Verification should be obtained from your solicitor. Vacant possession will be given upon completion.

DIRECTIONS

Leave Bridgnorth heading towards Stourbridge on the Stourbridge Road (A458). Continue for approximately 4 miles. As you pass Rushmere Farm Shop on your left take the next right hand turn to Wootton. Follow the road for around 0.5 miles and Wootton Farmhouse is located on the right hand side on the corner of Duken Lane.

£925,000

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

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON