



**Home Farm Gatacre, Claverley, Wolverhampton, Shropshire, WV5 7AW**

**BERRIMAN**  

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**EATON**









## Home Farm Gatacre, Claverley, Wolverhampton, Shropshire, WV5 7AW

Beautifully quiet and private with views in this countryside location near Claverley, a fine period home with an indoor heated swimming pool, around 5.6 acres, separate living accommodation, extensive garaging and future proofed self sustainable energy benefits with a current healthy income. Bridgnorth - 6 miles, Stourbridge - 10 miles, Kidderminster - 13 miles, Wombourne - 6 miles, Telford - 17 miles, Birmingham - 22 miles. (All distances are approximate).



# Home Farm, Wolverhampton

Main House gross internal area = 5,590 sq ft / 519 sq m

Garage gross internal area = 669 sq ft / 62 sq m

Stable gross internal area = 620 sq ft / 58 sq m

Annexe gross internal area = 653 sq ft / 61 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## LOCATION

Claverley is a picturesque Shropshire village that lies between the City of Wolverhampton and the historic market town of Bridgnorth with a local primary school, Church, sports facilities and an abundance of countryside walks, riding and cycling. The property is approximately 2 miles from the village with easy access to the A458 Stourbridge to Bridgnorth Road making this an ideal commuting location into the West Midlands, with train station links at Stourbridge Junction and Wolverhampton.

## OVERVIEW

With far reaching views over a rural landscape, this elegant Georgian farmhouse dating to the 1850's has been extensively modernised within the last five years to create large living accommodation of nearly 6,000sq.ft, Benefiting from double glazed windows, oak flooring, doors, skirting boards and internal doors, the internal fittings are high quality throughout. A great feature is the swimming pool complex detailed below. The private drive leads into a courtyard for parking with triple garaging, independent new annexe living accommodation above, and a further range of workshops and stables.

## ACCOMMODATION

Arranged on three floors with cellars, the period property has high ceilings and a south facing front façade with the two principal reception rooms enjoying French patio doors opening onto the expansive sun terrace with views. A 43ft hall links the accommodation with two staircases utility/boot room, guest WC with shower and a modern fitted breakfast kitchen having a vaulted ceiling with a 4 oven AGA plus companion, complimented by granite work tops, breakfast Island, Belfast sink, integrated dishwasher, double fridge, double freezer and an induction hob. Bi-folding doors lead out into a courtyard dining area.

On the first floor, the principal bedroom suite has far reaching views with a walk-in dressing room and en-suite bathroom equipped with a free standing bath, separate shower, vanity unit and WC. There are two further bedrooms and house bathroom on this floor with stairs continuing from the large landing to the second floor which provides three further double bedrooms (all with vaulted ceilings) and a shared spacious shower room.

## INDOOR SWIMMING POOL

The heated swimming has patio doors on all aspects for all year round use and has a summer entertaining area. Included are an electric cover and an endless pool fast lane for the ultimate body workout. The area is heated and ventilated with surround sound that can connect to the Naim HiFi system for bluetooth. There is a changing room and shower, sauna and cabling is installed for a hot tub.

## OUTSIDE

Within grounds of around 5.6 acres, the landscaping is designed for low maintenance with a ceramic terrace encircling the whole property accessed from the 16 ground floor doors. The tarmac drive leads to the courtyard parking area where a recently high end oak framed garage block stands. Equipped with secure electric doors, a separate external staircase leads to the first floor annexe living accommodation. This open plan space is fitted with a kitchen and bathroom.

A range of log stores, stables and work shops line the courtyard with views over the paddocks that lead to an oak tree coppice.

## SERVICES AND RENEWABLE ENERGY

The property has mains electricity, oil fired central heating, LPG AGA, along with a private water supply and private drainage by way of a Klargestar.

For the renewable energy systems we have a separate fact sheet. Home Farm has an air source heat pump and dehumidifier (for the swimming pool), solar PV (4KW) and a wind turbine (10KW). These benefit from the Government feed in tariff incentive scheme, so there is an annual income in addition to the reduced running costs.

## TENURE

We are advised the property and land are Freehold, without rights public footpaths crossing any section of the curtilage. Verification should be obtained from your solicitor.

## COUNCIL TAX

Shropshire Council.  
Tax Band: H.

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

The property has two means of access, for ease we would recommend the following rather than SatNav: From Bridgnorth head out on to the Stourbridge Road (A458). After passing the petrol station/shop on your left hand side the road will continue to climb, at the brow of the hill take a left hand turn into Broad Oaks Lane. At the first triangle turn right. Follow the lane along and at the next triangle turn right and continue to follow this lane along for a short distance and take the first right hand turn into the Gatacre Hall Estate. Continue over a cattle grid and at the unmarked cross section turn left where the property stands on the right hand side.

Offers Around £1,500,000

EPC: C

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  
[worcestershireshire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

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

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