



SAMUEL WOOD

Brook House Farm, Wall-Under-Heywood, Church Stretton, Shropshire, SY6 7DS

Asking Price £1,950,000



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- Stunning Six Bedroom Stone Farm House & Separate Holiday Cottage
- Further 2 Acres of Licenced Glamping & Camping Site in Idyllic Surroundings
- Built Barn used as Former Events & Weddings Venue with Planning Granted for Expansion
- Planning Permission for a 30m x 18m Barn
- Located in an Area of Outstanding Beauty
- Serene Rural Escape with 8 Acres of Private Land with Landscaped Gardens
- Extraordinary Investment Opportunity for Entrepreneurs with a Large Purpose
- Ideal Commercial Events Venue Opportunity
- High Specification Throughout
- EPC Ratings - House D & Cottage E

Discover the epitome of luxury real living with this exceptional six bedroom stone farmhouse situated within 10 acres of gardens and land, a stunning purpose-built Barn Previously used as a successful Wedding/Events venue and Luxury Glamping Pods. In an addition a separate holiday cottage providing a potential income stream.

Brook House farm is a rare find that offer is not just a home, but extraordinary lifestyle and investment and entrepreneurial opportunity.



Spacious Six-Bedroom Property

Brook House Farm offers a charming six bedroom residence, providing ample space for comfortable living and hosting guests. (Bedroom 6 is a separate guest room with en-suite bathroom)

Separate Holiday Cottage

This property includes an additional self-contained cottage, perfect for accommodating visitors or generating additional income.

Large Open Plan Barn

An expansive open plan new built barn with breath taking views from its bifold doors provides endless possibilities, from hosting retreats, special events and weddings through to alternative business ventures (with appropriate planning consent.) The barn measures 16m x 9m internally. There is a large gravel parking area for approx 28 vehicles by the barn.

Glamping and Camping Field

The property also boasts a 2 acre licenced fully set up campsite to facilitate glamping income opportunities, with two well appointed glamping pods (planning granted for up to 5 pods), hard standing areas, separate access track, toilet block and shower facilities - offering a unique and memorable experience for guests.



Manicured Gardens and Lawns

The beautiful stone-built property is surrounded by exquisite 2 acre landscaped private gardens and the brook meanders along the entire length of the boundary. The gardens feature dozens of specimen trees, flower beds, and a wild flower patch. There is also a large decking area with an oak gazebo by the brook - perfect for outdoor gatherings and relaxation.

Vegetable Garden and Fruit Tree Orchard:

Enjoy the delights of a large gated and enclosed vegetable garden with raised beds, and a bespoke built greenhouse, along with a fruit tree orchard, ensuring fresh produce on your doorstep.

Outside Socialising

There are three extensive Indian stone patio areas. One of which features a stone built fire pit and seating section and a pizza oven.

Private Driveways

Private gravel drive enhancing privacy and convenience accessing the main house, leading to a private parking area for 6 - 7 vehicles and a twin car port. The Barn and Cottage can be reached by a separate long tree lined driveway.

Balcony

The master bedroom features a balcony overlooking the scenic surroundings and Shropshire Hills

Outbuildings and a Separate Garden Office:

There are a number of storage buildings, and a stable currently used as storage. A separate home office also offers opportunities for leisure or productive home working.

Planning Permission for a Large Storage Shed

Planning is fully approved for a large storage shed with relation to the barn activities (30x18 meters) to be positioned in the 6 acre field. The access track, drainage and ground levelling are already in place. This offers many opportunities to work from home or to further enhance business activities by completing the building, or alternatively the grounds can easily be adapted to a ménage for equestrian use or additional parking. (subject to planning).

Extensive Renovation

Our clients have lovingly and meticulously maintained the property over the past decade, investing in a complete ground up renovation, including new rewiring, new plumbing, new boiler, and large capacity sewage treatment plant, land drainage and with a tasteful extension offering a large fitted open plan living kitchen with a large granite centre island, an electric range cooker and a sun room section and dining room. Most rooms downstairs feature a beautiful stone floor throughout.

Green Initiatives

With over 5,000 trees and bushes already planted on the property, an electric connection to charge an electric car, Brook House Farm is an environmentally conscious haven.





Services at the property

We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: 30 Mbps, the village has recently had Fibre fitted for even faster speeds with SWS broadband.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

From Church Stretton, take the B4371 West heading towards Much Wenlock. Continue passing through the villages of Hope Bowdler and into Wall under Heywood. There is a public house on the right-hand side, continue along for a short distance and then turn left where the entrance to Brook House Farm is located on the right-hand side. What3Words - ///broads.continued.graced







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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