



Halls <sup>1845</sup>

STAPELEY FARM, BEACONHILL LANE,  
UPTON CRESSETT, BRIDGNORTH,  
SHROPSHIRE, WV16 6UT





Halls are delighted with instructions to offer

**FOR SALE**

by Private Treaty

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# STAPELEY FARM

**Beaconhill Lane, Upton Cressett, Bridgnorth,  
Shropshire, WV16 6UT**

A delightfully situated, Grade II listed rural property located in a sought-after area of south Shropshire and comprising:

- A five bedroomed farmhouse with interesting traditional features throughout
- Extensive and well-maintained living accommodation
- One-bedroomed Annexe
- A useful range of outbuildings with potential for a variety of uses
- Set in approximately 22.81 acres in total
- Manège with sand surface







## SITUATION

Stapeley Farm is located in an elevated position, approximately 1 mile off the B4358 Corvedale road that leads from the A458 at Morville in the east, to the A49 at Craven Arms in the south west. It lies approximately 4.5 miles from the village of Ditton Priors, 5 miles from the town of Bridgnorth and 6 miles from Much Wenlock. The M54, which provides links onwards to the M5 and M6, is just a half an hour drive away.

## DESCRIPTION

The sale of Stapeley Farm offers Purchasers the rare opportunity to acquire a beautifully presented and well-equipped rural property which is capable of a number of agricultural smallholding, equestrian or diversification uses, owing to the versatile range of outbuildings and manageable area of permanent grassland.

## FARMHOUSE

The farmhouse itself occupies a private position at the centre of Stapeley Farm. It is approached via a gated private driveway off the Council maintained Beaconhill Lane and is surrounded by a beautiful but manageable garden.

The house is believed to date back to late-medieval times and has undergone various schemes of extension and alteration in its lifetime, all of which lend to its historic character, making it both architecturally and archaeologically interesting. During its most recent scheme of extension and renovation it was lovingly restored to the beautiful family home we see today.

It is a detached two storey property of stone, brick and half-timber construction under a tiled roof, with timber framed windows. Internally it provides generous living and sleeping accommodation and benefits from underfloor heating throughout, along with an abundance of traditional features including exposed timbers and framework and inglenook fireplaces.

The front door leads from a timber framed porch, into;

**Dining Room** with flagstone floor, large stone inglenook fireplace with Clearview log burner and beam over, and doors leading onwards to;

**Sitting Room** with gas fire set in a fireplace with mantle over

**Entrance Hall**

**Snug** with stone inglenook fireplace with tiled hearth, Clearview log burner and beam over, with door to

**Study with built-in cupboard**

Staircase to first floor bedroom and en-suite bathroom.

**Living Room**



The **main internal hallway** has a brick floor, understairs cupboard and doors leading to;

**Cloakroom** with brick floor, WC and basin, and

**Storage Cupboard**

**Kitchen** with units on two levels, central island, mixture of solid oak and granite worktops, double Belfast sink, and a double oven LPG Aga with adjacent double oven electric Aga with ceramic hobs.

Oak framed and glazed **Breakfast Room** with double doors to patio area and garden

**Living Room** with brick inglenook fireplace and Clearview log burner

**Boot Room** with tiled floor

**Utility** with tiled floor, units on one level, double Belfast sink and built-in storage

The first floor of the property is accessed by three separate staircases.

The main staircase leads from the hallway to;

**Bedroom One**, with fitted wardrobes and steps up to the en-suite bathroom with freestanding bath, basin, WC and walk-in shower

**Bedroom Two**, a double bedroom with en-suite shower room with WC, basin and walk-in shower

**Bedroom Three**, a double bedroom with fitted wardrobes and en-suite bathroom with bath, WC and basin.

A second staircase leads from the snug to;

**Bedroom Four**, a double bedroom

**Bathroom** with a freestanding bath, basin and WC

A third staircase leads from the boot room to;

**Bedroom Five**, a double bedroom with fitted wardrobes and drawers and an en-suite bathroom with freestanding bath, a WC, basin and linen cupboard.

The property has several doors leading out to the patio and garden areas.

## ANNEXE

The annexe is the former Wainhouse and is a detached two storey building of brick and stone construction under a tiled roof, which lies adjacent to the farmhouse and buildings and provides excellent additional living space, with potential for diversified use as a home office or holiday accommodation for example.

Internally it comprises a kitchen and living room, with stairs to the first floor bedroom with a walk-in wardrobe and en-suite bathroom.

## OUTSIDE

Outside, the main driveway leads to both a front and back approach to the house, with ample parking for a number of vehicles.

The extensive garden is predominantly laid to lawn, with generous patio areas, and is interspersed with trees and shrubs.

Set away from the house is a large pond surrounded by shrubs.







## BUILDINGS, YARD AND MANÈGE

The buildings are currently used for stables, storage, garaging and workshop space, but have a multitude of potential uses. They are based around a predominantly concreted yard and comprise;

- L-shaped, single storey former parlour, of brick and stone construction, comprising of stables, tack room, feed storage, gym, garaging/storage and utility with lean-to brick and Yorkshire boarded building to the rear, with concrete floor and containing further storage and alarmed workshop
- Machinery/implement store with roller shutter doors and concrete floor.
- Six bay, open fronted, steel framed shed, clad with Yorkshire boarding, with internal mass concrete panels separating two woodchip tipping bays and boiler house to rear

The manège is approximately 40ft x 60ft. It is well-drained and has a sand surface and a post and rail fence.

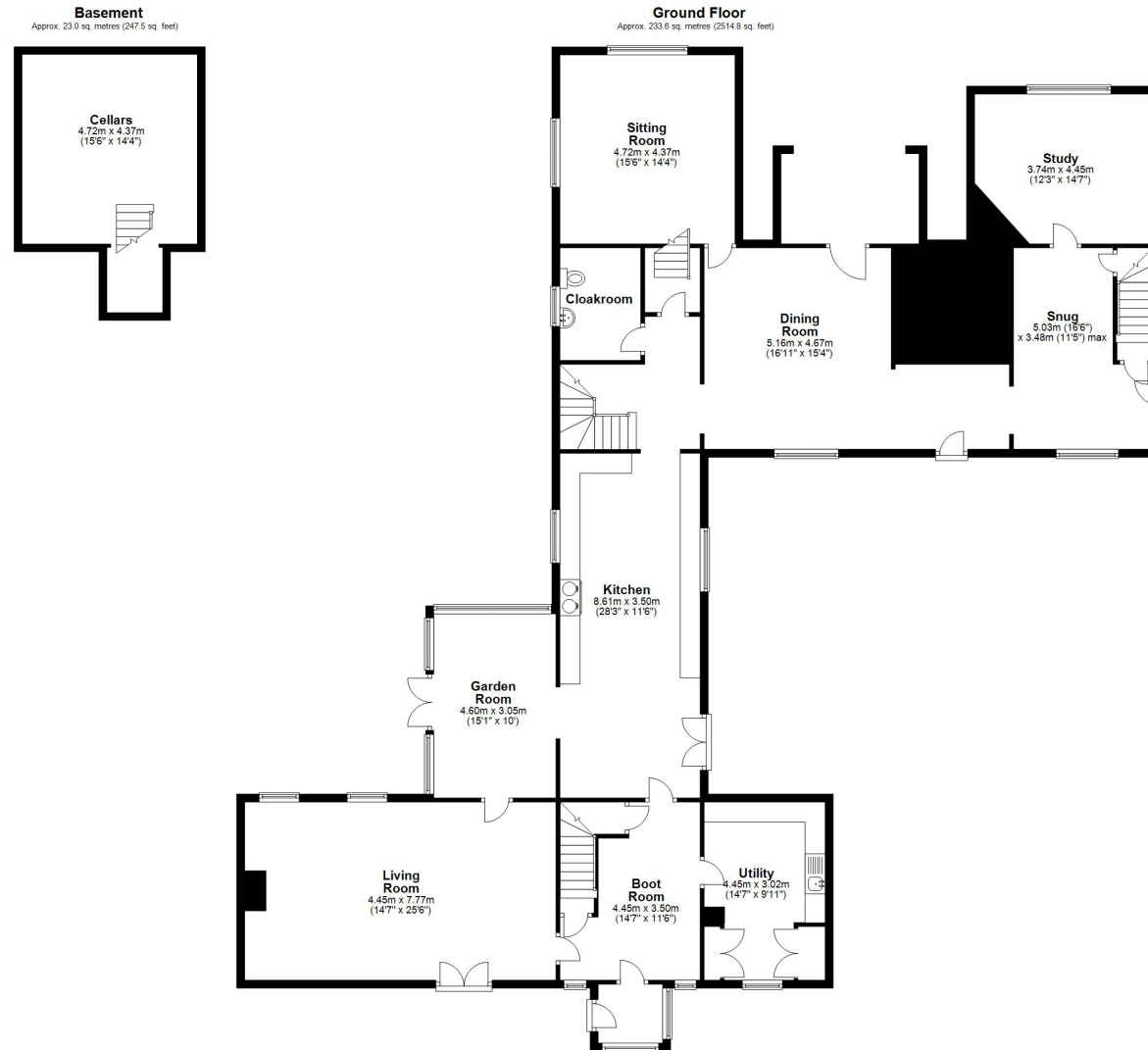




## FLOOR PLAN

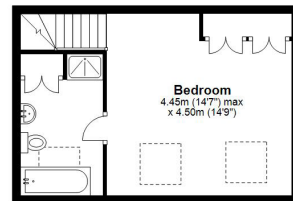
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

### FARMHOUSE GROUND FLOOR



# FARMHOUSE FIRST FLOOR

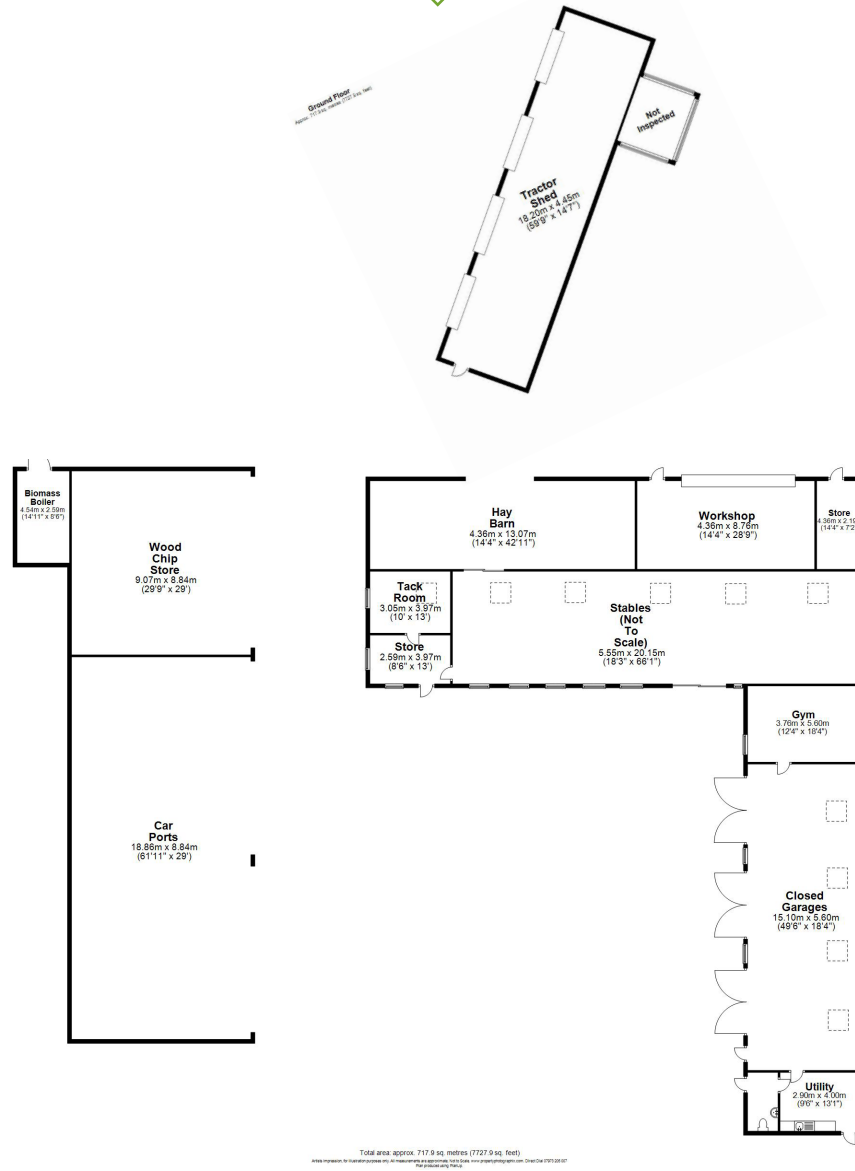
**First Floor**  
Approx. 174.7 sq. metres (1879.9 sq. feet)



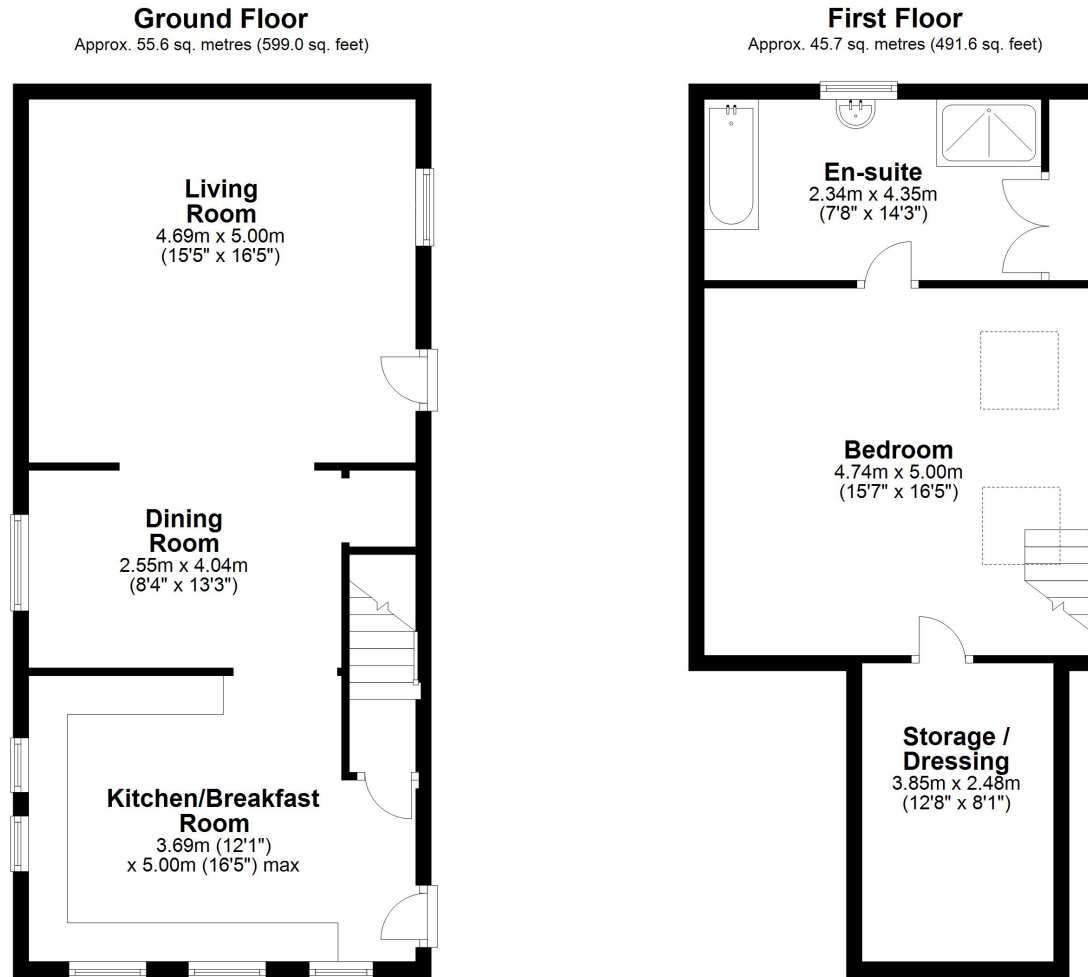
# FLOOR PLAN

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

## STAPELEY FARM OUTBUILDINGS FLOORPLAN



## STAPELEY BARN ANNEXE FLOORPLAN



Total area: approx. 101.3 sq. metres (1090.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007

Plan produced using PlanUp.

## LAND

The land comprises of a number of conveniently sized enclosures of permanent grassland along with an area of wooded dingle, as the property sits at the head of Stapeley Dingle.







## SERVICES

Private water is supplied via a borehole located in the garden, to the land and buildings. The farmhouse is supplied by both mains and borehole water and the annexe is supplied by mains water. Drainage to the farmhouse and annexe is via a private "Bio-Bubble".

There is a single-phase electricity supply to the farmhouse, annexe and buildings and a 21.12kw solar PV array on the roofs of two outbuildings.

Central heating in the form of underfloor heating in the farmhouse and radiators in the annexe is fuelled by the biomass boiler.

### **Biomass Boiler**

The property benefits from a 90kw biomass boiler which was commissioned in September 2014 and runs off woodchip. It is registered for RHI payments for 20 years from commissioning. It fuels the central heating in the house and annexe, along with the workshop. The income generated is approximately £10,000 per annum.

### **Solar PV**

There is a 21.12kw array of panels on the roofs of two buildings. The installation was commissioned in November 2011 and benefits from the commercial Feed in Tariff for 25 years from that date. Payments include 43.3p/kw for generation and 3.1p/kw for export. Deemed export is at 50% of generation. The income generated is approximately £8,000 per annum.

### **Basic Payment Scheme**

The land is registered with the Rural Payments Agency for the Basic Payment Scheme, however BPS entitlements are not included in the sale. The de-linked payments will be retained by the Vendors.

### **Environmental Stewardship**

The land is not currently subject to any Environmental Stewardship schemes.

### **Sporting Rights**

The sporting rights are in hand.

### **Council Tax**

The farmhouse is currently in Council tax band 'G', and the annexe is in band 'A'.

### **Nitrate Vulnerable Zones (NVZ)**

The property is not situated within a Nitrate Vulnerable Zone.

### **Rights of Way, Easements and Covenants**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

### **Boundaries, Roads and Fences**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

### **Local Authority**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

### **Planning**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

### **Viewing**

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

### **Method of Sale**

The property is for sale by private treaty as a whole.

### **Solicitor**

Mr S Foden  
Fodens Solicitors  
Fodens Business Centre  
M54 Junction 6  
Lawley  
Telford  
TF3 5HL

### **Sole Agents:**

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Halls Holdings Ltd  
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# Halls

## Viewings

By appointment

Contact: Peter Willcock/Louise Preece

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**Halls Holdings Ltd.**  
Halls Holdings House, Bowmen Way,  
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