



COLD WESTON COURT, COLD WESTON

Craven Arms, Shropshire, SY7 9EA



AN ATTRACTIVE PERIOD FARMHOUSE

An attractive period farmhouse with exceptional views, excellent range of outbuildings and stabling, set in ten acres of grounds with additional land available.



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EPC

E

Local Authority: Shropshire Council

Council Tax band: E

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage via septic tank which does not comply with the current regulations.

Guide Price: £1,100,000



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This attractive stone-built period farmhouse offers spacious accommodation across three floors, with potential to create secondary living accommodation within the main house.

Featuring a combination of elegant reception rooms and a beautifully appointed farmhouse kitchen incorporating lovely quality units and modern controllable AGA.

The property boasts up to seven bedrooms, making it an exceptional family home and ideal for those seeking an equestrian facility or farm.









At the rear, a generous boot room/utility area provides access to the courtyard on the south side of the house. The first and second floors currently comprise six to seven bedrooms and three bathrooms.

The owners have begun renovating the top floor to create what could become a fantastic letting suite with independent access via secondary staircase from the rear.







GARDENS AND GROUNDS

Access is via a no-through lane leading to electric gates, with a sweeping driveway running alongside the house. A secondary driveway passes the adjoining barn and leads into a courtyard of outbuildings to the south. There is ample parking for multiple vehicles.

The property benefits from a wide range of traditional and modern buildings currently used for stabling and storage, including high-quality Loddon divided boxes, with dedicated feed and tack rooms.

Formal gardens grace the front of the house, gently flowing into paddocks that wrap around the western and southern boundaries. These grounds include natural pools, beautifully planted woodland, and well-maintained pasture, all securely enclosed by mature hedging and fencing.

Within the yard stands a charming stone and cruck-frame barn with excellent potential for conversion (subject to planning) to additional living accommodation. Adjacent to the house is the Old Granary, which also offers scope for alternative uses.





AGENTS NOTES

There is direct access to a bridleway from the top of the driveway. Please note the route of the footpaths over the rear driveway and field. We are advised by the owners that they are rarely used.

The barn attached to the rear of the house is not included in the sale and is in separate ownership. Please refer to the accompanying plan for details of the ownership boundary.







LOCATION

Cold Weston is a former medieval village nestled between Clee St. Margaret, Hayton's Bent, and Stoke St. Milborough, within the Shropshire Hills Area of Outstanding Natural Beauty. The surrounding countryside is some of the most stunning in the region, offering immediate access to breath-taking rural landscapes.

The bustling market town of Ludlow, just 7 miles away, provides comprehensive day-to-day amenities, while the nearby towns of Craven Arms (13 miles north) and Bridgnorth (15 miles east) offer additional services and easy access to the West Midlands conurbation.

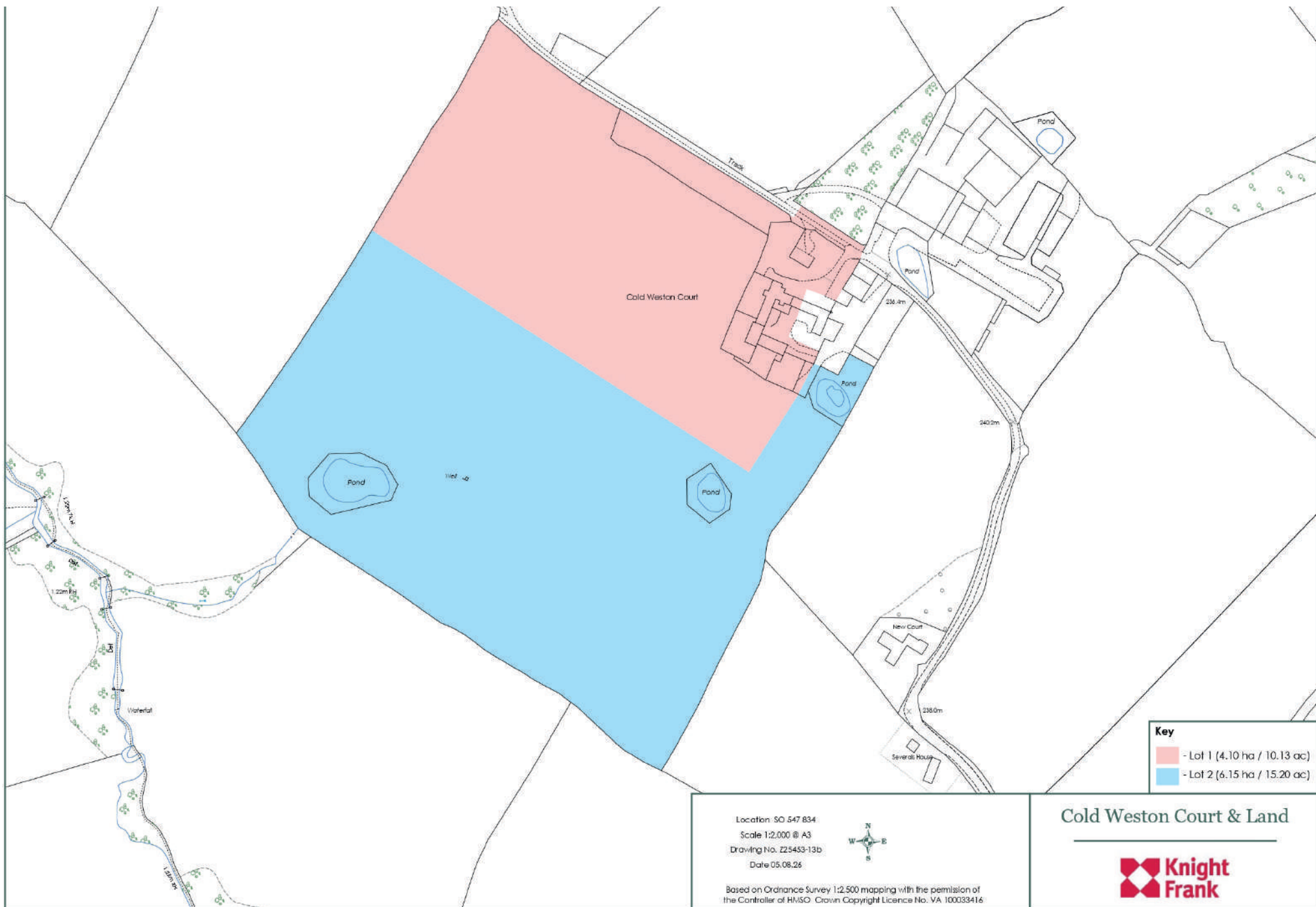


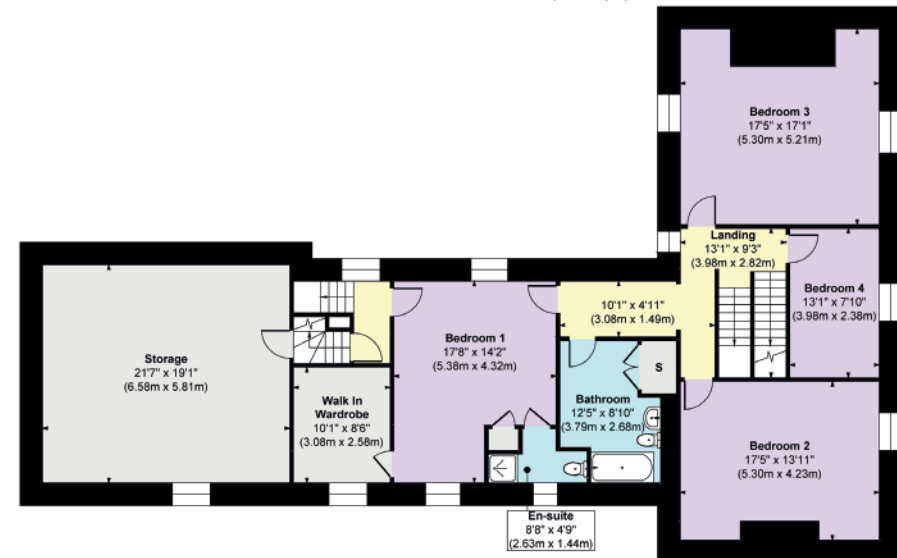
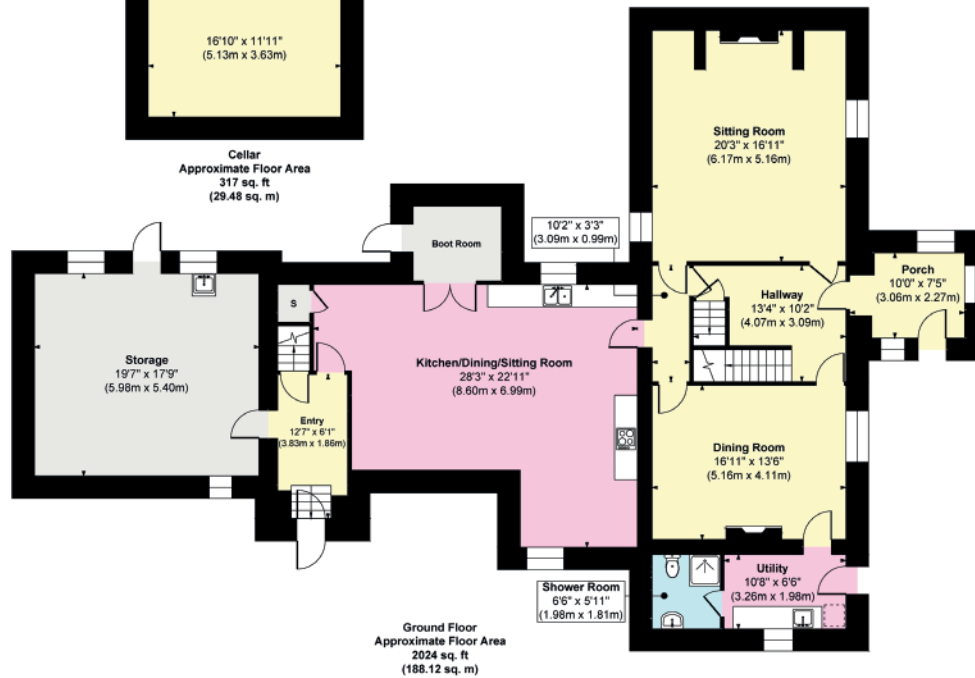
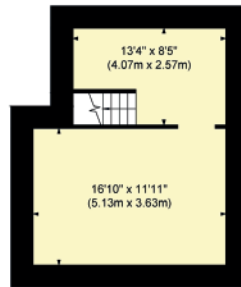


For equestrian enthusiasts and walkers, an extensive network of bridleways and public footpaths surround the property, renowned as some of the finest in the area. The house enjoys panoramic westerly views towards the Long Mynd and the Welsh hills, providing a spectacular backdrop throughout the seasons and magnificent sunsets.

Directions (Postcode SY7 9EA)

Leave Ludlow on the Fishmore Road for about 1.1 miles, passing Fishmore Hotel on your left-hand side. As the road bends to the left, turn off the right and continue on this lane for 4.25 miles passing through Hayton's Bent, before taking a turn on the left-hand side (no through road) leading down all the way through to the property which starts at the electric gates.





Approx. Gross Internal Floor Area

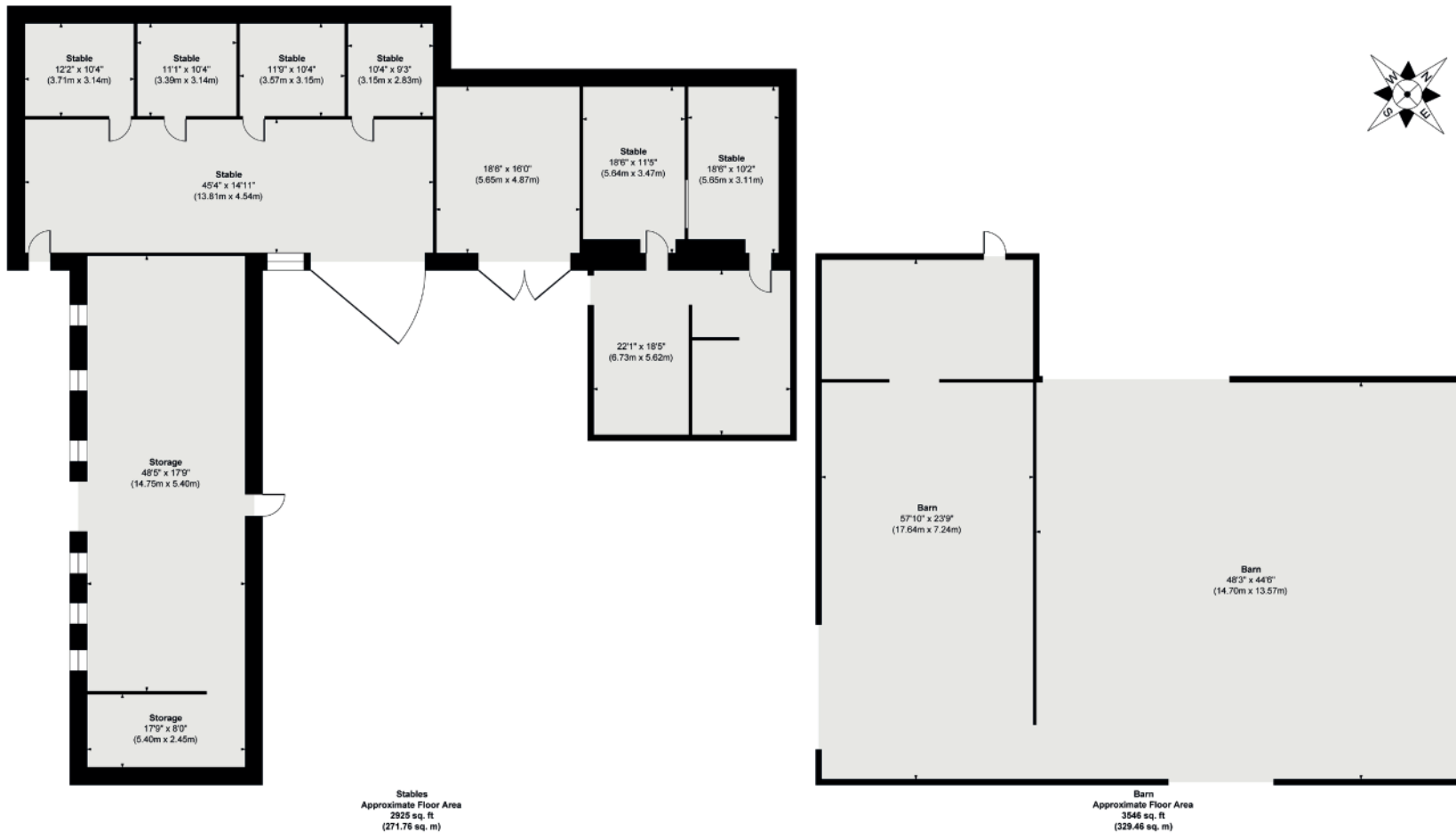
Cellar = 317 sq. ft / 29.48 sq. m

Main House = 5189 sq. ft / 482.24 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

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Approx. Gross Internal Floor Area
Stables = 2925 sq. ft / 271.76 sq. m
Barn = 3546 sq. ft / 329.46 sq. m

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We would be delighted
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