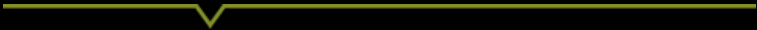


# WOOD FARM



CAYNTON | NEWPORT | SHROPSHIRE







# WOOD FARM

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CAYNTON | NEWPORT | SHROPSHIRE | TF10 8NF

Newport 4 miles | Shrewsbury 16 miles | Chester 39 miles

Birmingham 40 miles | London Euston 1 hour 20 minutes

(Distances and time approximate)

A distinguished and elegantly proportioned Grade II Listed Georgian residence, offering extensive accommodation combining period charm with modern living space, set within an attractive rural hamlet.

Delightful rural setting within a small hamlet

Elegant Georgian farmhouse with extensive accommodation

7 Bedrooms, principal with ensuite and 2 further Bathrooms

Superb Aga kitchen forming the heart of the home

Orangerie-style reception room with roof lantern

Stabling with planning permission and useful outbuildings







# LOCATION & SITUATION

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Wood Farm enjoys an enviable position in the rural hamlet of Old Caynton, surrounded by unspoilt Shropshire countryside while remaining well connected. Nearby Newport offers a full range of amenities including shops, supermarkets, cafés, restaurants and well-regarded schools, within a historic market town setting and strong community. The area is famed for its rolling landscape, ideal for walking and riding, with wider facilities easily accessible in Telford and the county town of Shrewsbury and convenient road links further afield beyond.

**Road:** The A41 and A518 offer routes towards Telford, Stafford and Wolverhampton, connecting with the M54, M6 and motorway network beyond.

**Rail:** Mainline railway stations are available at Telford (approx. 7 miles) and Stafford (approx. 13 miles), both providing regular services to Birmingham and London.

**Air:** Birmingham Airport is approximately 50 miles from the property, offering a full range of domestic and international flights.

**Schools:** There is a wide range of both public and private schools located locally, including Newport Girls' High School, Adams' Grammar School, Shrewsbury School and for further education, Harper Adams University.

**Sporting:** The area offers excellent sporting and leisure opportunities, including renowned golf courses, local tennis clubs, fitness centres, and superb walking and riding across the surrounding Shropshire countryside.



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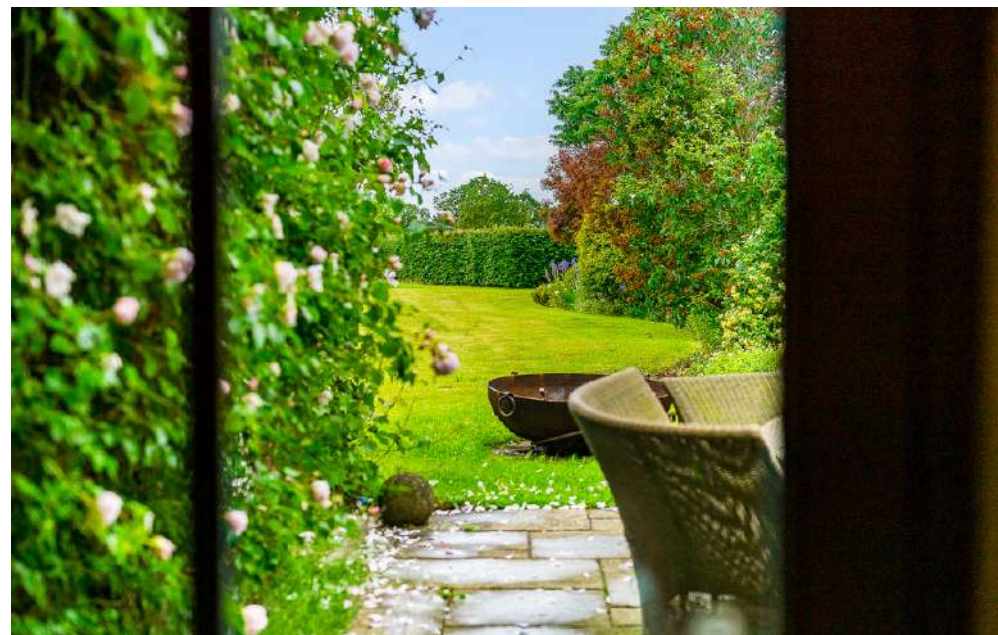
Wood Farm features a handsome Georgian farmhouse forming part of a traditional rural farmstead. Dating from the 18th or early 19th century, it displays classic Georgian symmetry, proportion and practical design.

The property retains its period charm while benefiting from sensitive alterations and extensions, undertaken with listed building consent, highlighting its architectural and historic significance. Today, it offers an appealing blend of character and modern living, with further scope for enhancement supported by existing planning permissions, presenting an attractive opportunity for prospective purchasers.









## THE ACCOMMODATION

The principal house is arranged over three storeys and exemplifies the balanced proportions and understated elegance synonymous with the Georgian period. Impressive ceiling heights, beautifully proportioned rooms and an abundance of natural light combine to create a refined yet highly comfortable living environment, ideally suited to both family life and entertaining.

The accommodation has been carefully and sympathetically enhanced, offering a versatile layout with further opportunity for extension. Planning permission has been granted for a single storey extension to part of the stable block, creating substantial additional

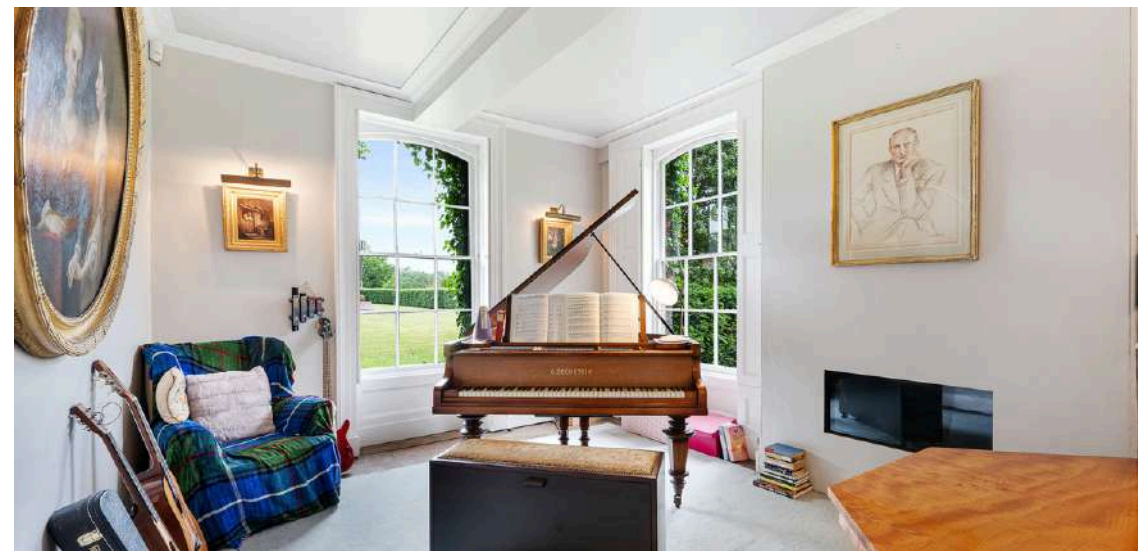
ancillary accommodation. A welcoming Georgian-style reception hall sets a distinguished tone on arrival. The ground floor provides an excellent range of reception space, including a generous yet inviting sitting room, a dedicated music room and a well-appointed boot/cloakroom, balancing practicality with elegance. Further enhancing the property's appeal is a substantial vaulted cellar and an impressive timber-framed roof space, both offering excellent storage and potential for a variety of future uses, subject to any necessary consents.

At the heart of the home lies a superb family kitchen, centred around a traditional Aga, creating a warm and sociable focal point. Adjoining is a useful pantry/utility

room. Leading from the kitchen is a superb garden room, featuring extensive glazing and an impressive roof lantern that floods the room with natural light.

To the first floor, there are three bedrooms including an impressive principal suite with a large en suite, together with a dressing room and a well-appointed family bathroom serving the remaining bedrooms. The second floor provides a further four bedrooms and a large bathroom, offering excellent flexibility for family living, guest accommodation or home working.







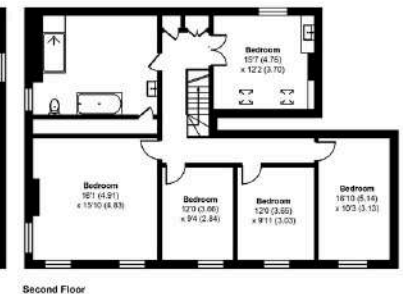
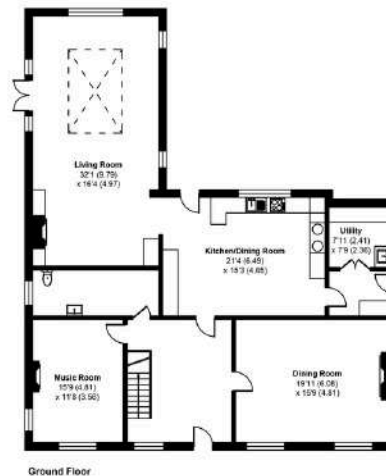
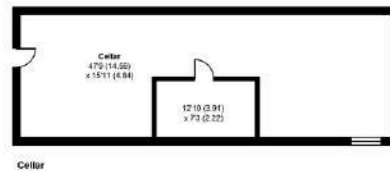
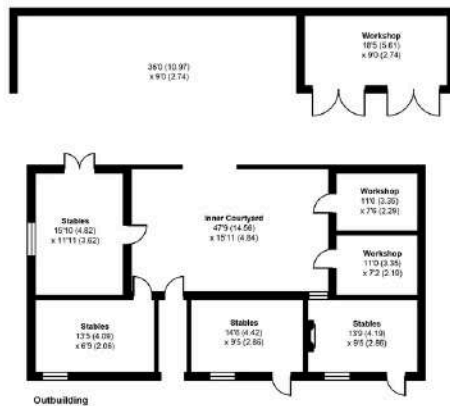








Approximate Area = 5275 sq ft / 490.1 sq m  
 Outbuilding = 2070 sq ft / 192.3 sq m  
 Total = 7345 sq ft / 682.4 sq m  
For identification only - Not to scale











## GARDENS & GROUNDS

The property is set within attractive surroundings characteristic of a traditional Shropshire farmstead, extending to approximately 7 acres and enhancing its rural appeal. The grounds comprise landscaped gardens, amenity land, an arena and potential for a tennis court, subject to any necessary consents.

A high degree of privacy is enjoyed, with a peaceful backdrop of open countryside and farmland. Particularly noteworthy is the frontage to the River Meese, together with private fishing and water extraction rights. The river provides a haven for wildlife, including occasional sightings of otters, while this unspoilt setting creates a wonderful sense of tranquillity that perfectly complements the lifestyle offered by the property.



# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty. The property has been subject to historic planning and listed building applications, indicating its architectural interest. Purchasers should make their own enquiries.

## VIEWINGS & ENQUIRIES

Please contact Fiona MacLiam on 07964 345982 or email [fmacliam@halls.gb.com](mailto:fmacliam@halls.gb.com).  
Joint Agent: Savills

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand the property benefits from mains electricity, oil fired central heating with private water supply and private drainage. There is also a mains water connection which can be turned on and off. None of these services have been tested by Halls.

## LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford TF3 4JA  
Tel: 01952 380000

## COUNCIL TAX

Council Tax Band – G

## EPC

Rating – D

## DIRECTIONS

What3Words [///regaining.grants.binds](#) From Shrewsbury, take the A5 eastbound towards Telford, joining the A41 for Newport. Continue through Newport and follow signs towards Edgmond and Caynton. Proceed into Old Caynton and, shortly before the bridge, turn right at a small grassy triangle. Continue along the track, where the property is approached via an attractive, rose-lined driveway.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & EASEMENTS

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 sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## AGENT'S NOTE

The property has a holding number, water extracting rights, and fishing rights.

## IMPORTANT NOTICE

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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FOR IDENTIFICATION  
PURPOSES ONLY



