

# BROOME HALL FARM

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CHATWALL | CHURCH STRETTON | SHROPSHIRE



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CHATWALL | CHURCH STRETTON | SHROPSHIRE | SY6 7LD

Shrewsbury 15.1 miles | Telford 19.2 miles | Wolverhampton 32.9 miles  
Chester 58 miles | Birmingham 54 miles | London Euston 2 hour 24 minutes  
(Distances and time approximate)

A beautiful country house with detached annexe,  
outbuildings and land in a stunning South Shropshire location.

Idyllic rural location

Lovely period home with character

Detached three bedroom annexe

Stunning landscaped gardens with outstanding views

Useful range of outbuildings including stables

Set in all approximately 6.3 acres

VIDEO TOUR



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## LOCATION & SITUATION

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The property is beautifully situated, in a stunning rural location. The area offers excellent walking opportunities and is well thought of by equestrian enthusiasts for its numerous lanes, which provide good riding out opportunities. Broome Hall Farm is positioned in the parish of Cardington, which offers a public house and active village hall. The historic market towns of Much Wenlock, Church Stretton and Shrewsbury are all within easy reach, offering an excellent range of independent shops, restaurants, and public houses.

**Road:** The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

**Rail:** Shrewsbury and Wellington stations connect to Birmingham New Street train station, which offers a regular service to London Euston in approximately 1 hour 20 minutes.

**Air:** Birmingham Airport – 45–50 miles, Manchester Airport – 50–53 miles, Liverpool John Lennon Airport – 49–50 miles.

**Schools:** There are excellent schools in the surrounding area within both the state and private sectors including Church Preen Primary, Prestfelde Preparatory, Shrewsbury School, Shrewsbury High Girls School and Concorde College.

**Sporting:** A wide range leisure activities are located close by, with golf at Shrewsbury, Condover and Church Stretton, horse racing at Chester, Ludlow and Bangor-on-Dee, shooting at Hodnet and many local cricket clubs.



## BROOME HALL FARM

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Nestled within the breathtaking countryside of South Shropshire, Broome Hall Farm is a wonderful Grade II listed farmhouse offering charm, character, and privacy in a truly glorious rural setting. Surrounded by approximately 6.36 acres of pasture land, the property enjoys stunning far-reaching views across the rolling hills and unspoilt landscape that define this highly desirable location.

Positioned opposite the main farmhouse, the detached three-bedroom barn annexe provides highly versatile additional accommodation, ideal for holiday letting, independent residential use, or multigenerational living.





## THE ACCOMMODATION

The farmhouse itself is rich in period features, with beautiful exposed stonework and original timbers throughout, blending historic character with comfortable family living.

The welcoming reception hall sets the tone for the home, leading to a magnificent drawing room of impressive proportions. This elegant space features a striking stone fireplace and large windows together with a glazed door that frame spectacular views across the gardens and surrounding countryside.

A charming dining room enjoys a glorious outlook through a traditional sash window, creating a lovely

setting for formal dining and entertaining.

At the heart of the home lies the farmhouse breakfast kitchen, fitted with a classic four-oven electric Aga with two-hot hob and hotplate, complemented by a delightful window seat overlooking the gardens. From here there is access to a freezer room and steps lead to a spacious laundry and boot room, complete with a Belfast sink and oil-fired boiler. A garden WC, featuring the original bread oven, adds further character and practicality.

A cosy snug provides a relaxing retreat, showcasing exposed timbers and an impressive inglenook fireplace with log-burning stove, perfect for winter evenings.

The first floor landing reveals further period charm with exposed beams and timber framing. The accommodation includes several well-proportioned bedrooms, including a principal bedroom suite with fitted wardrobes, windows with delightful countryside views, a dressing area, and a private en-suite bathroom fitted with a white suite.

Additional bedrooms retain wonderful character with exposed stonework, vaulted ceilings, and timber beams, one benefitting from its own en-suite bathroom, while the remaining bedrooms are served by the family bathroom.







# BROOME HALL FARM

Approximate Area = 4952 sq ft / 460.1 sq m  
 Outbuilding = 1539 sq ft / 143.0 sq m  
 Total = 6491 sq ft / 603.1 sq m

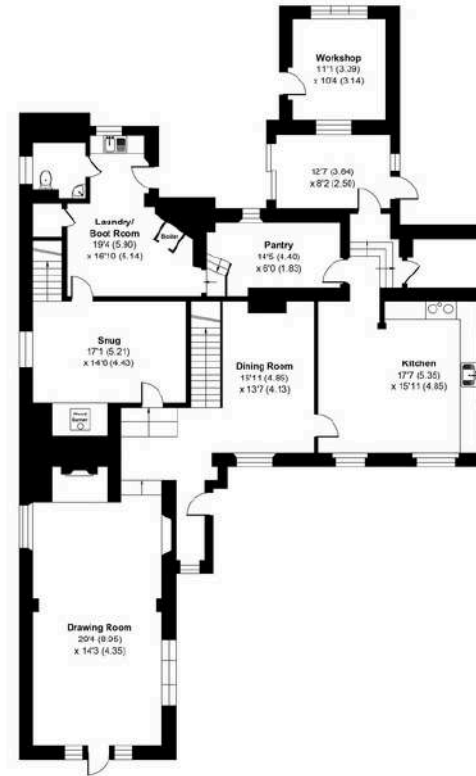
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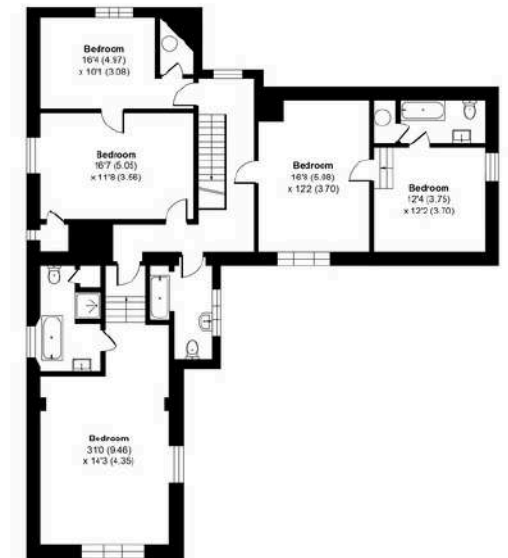
Ground Floor

First Floor

Floor plan produced in accordance with BSIC Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



Ground Floor



First Floor

VIDEO TOUR



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## GARDENS & GROUNDS

Broome Hall Farm is approached via a long private driveway leading to a generous parking area. The driveway continues beyond the house to a carport, garages, and a range of useful outbuildings. The property sits within beautifully landscaped gardens, featuring immaculate sweeping lawns, well-stocked herbaceous borders, and a variety of mature trees. To the front lies a delightful orchard, alongside an impressive kitchen garden complete with fruit cages, vegetable beds, and a greenhouse.

A raised flagged terrace, accessed from the drawing room, provides the perfect setting for alfresco dining while enjoying the spectacular views over the gardens and surrounding countryside. Adjoining the gardens is a charming area of woodland, enhancing the sense of privacy and natural beauty that surrounds the home.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## 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 has the benefit of mains water, electricity, and oil fired central heating. Private drainage via a septic tank.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – G

## EPC

Rating – E

## DIRECTIONS

What3Words ///direct.owned.lighten

From Shrewsbury head south along the A458 Bridgnorth road. After a short distance take the right turn to Acton Burnell. Proceed straight through the village heading for Ruckley. Continue through Ruckley and take the next left turning signposted Plaish and Church Preen. Take the next left turn and continue ahead, Broome Hall Farm will be found after a short distance on the right hand side.

## 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.

## RIGHTS 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.

## 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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