



Home Wood
Gatacre Hall | Gatacre | Claverley | Wolverhampton | Shropshire | WV5 7AW

FINE & COUNTRY

STEP INSIDE

Home Wood

Nestled within the beautiful countryside of Claverley, this exquisite two-bedroom first floor apartment offers an exceptional blend of heritage and contemporary living. Set within a stunning Grade II Listed building, the property retains its period charm, while incorporating modern touches that ensure comfort and convenience.

Accommodation Summary

Originally designed by Edward Gatacre II in the 17th Century. The Shropshire family took their name from the lands that they owned, and generations remained in the estate until 1987. During World War II, the Gatacre Estate housed over 1,300 soldiers as part of the USA Army Camp.

The apartment boasts a spacious, open-plan living area that benefits from an abundance of natural light, creating a warm and inviting atmosphere throughout. From the large windows, residents can enjoy sweeping views over picturesque countryside fields and a serene, glistening lake within the grounds. The kitchen is designed with modern practicality in mind, offering integrated appliances and welcoming breakfast bar.

Both bedrooms are generously proportioned, offering peaceful retreats that maintain the property's character with high ceilings, beautiful views and fitted wardrobes. The principal bedroom also offers en-suite facilities with a walk-in waterfall shower, WC, and hand basin.

Parking is also available and use of a large garage.









SELLER INSIGHT

“ When I first set foot in Home Wood, I was immediately captivated by its breathtaking countryside setting. The open fields stretching as far as the eye could see provided a rare sense of escape from the hustle of everyday life. The combination of rural tranquillity and the practicality of an apartment made it the ideal place to call home. Waking up to fresh air and birdsong every morning has been a privilege, offering a daily reminder of the beauty of nature.

One of my favourite aspects of living here is the ever-changing scenery. Whether gazing out from the living room or bedroom, the views shift beautifully with the seasons. The quietness is another treasured feature – this is a place where you can truly unwind. The mornings are especially serene, with a cup of coffee in hand and the peaceful surroundings setting the tone for the day. It's not just the aesthetic appeal but also the thoughtful design of the home that enhances the experience. The open-plan living area maximises both space and light, while bespoke wardrobes, acoustic ceilings, and secondary glazing ensure year-round comfort.

Beyond the apartment itself, the location is an undeniable highlight. The vast open fields and access to walking trails provide a seamless connection to nature. Whether enjoying a morning walk, a summer BBQ on the lawn, or simply relaxing outdoors, the sense of freedom is unmatched. It's a wonderful place for gathering with friends and family, and every summer, we celebrate my daughter's birthday on the lawns - a tradition made even more special by the setting.

Despite the rural feel, Home Wood is surprisingly well-connected. The charming market town of Bridgnorth is just a ten-minute drive away, while Wolverhampton is only twenty-five minutes for those needing train services to London and beyond. The local village offers essential amenities, including a good school and welcoming pubs, while nearby towns like Ironbridge and Shrewsbury provide further conveniences. Whether seeking solitude or social opportunities, this home offers the best of both worlds.

Another invaluable aspect of living here is the sense of community. The neighbours are friendly and respectful, creating an environment where people look out for one another while maintaining their privacy. There's a strong dog-walking community, and while I don't own a pet myself, it's heartwarming to see the connections formed through daily walks. This balance of camaraderie and peaceful living adds to the charm of Home Wood.

For those considering making this home their own, my advice is simple - embrace the surroundings. Take in the views, enjoy the walks, and savour the quiet moments. Life here is about slowing down and appreciating the little things. Whether hosting gatherings, exploring the countryside, or simply unwinding after a long day, Home Wood provides a lifestyle that is both enriching and serene.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP OUTSIDE

Home Wood

As you approach the grand Estate Hall, a beautiful stone planter commands attention to the front of the driveway giving access to purpose-built garages and two allocated parking spaces to Home Wood. Beyond the estate's boundary, sweeping views of the countryside stretch onwards and, to the pleasure of the owners, a private lake with fishing rights.

Location

Situated in a sought-after location, this unique apartment is perfectly positioned to enjoy the best of both worlds; the quiet beauty of country living with easy access to local amenities. Located 7.6 miles to Bridgnorth, 11.8 miles to Dudley, 12.9 miles to Wolverhampton, 18.9 miles to Telford, and 27.4 miles to Birmingham.

Are you a keen golfer? Halfpenny Green Golf Club is only 5 miles. Or maybe horse riding is more your thing? Woodford Riding Stables is 6.3 miles.





Services, Utilities & Property Information

Utilities – Mains electricity, water, and drainage. Septic tank on site that is managed and maintained as part of the quarterly service fee.

Tenure - Leasehold

Property Type – Grade II Listed apartment

Construction Type – Standard – brick & tile

Council Tax – Shropshire Council

Council Tax Band D

Parking – Garage and two dedicated parking spaces – one space with installed EV charging point. There is also reserved spaces for visitors.

Mobile phone coverage – There is 4G and 5G mobile signal available in the area - we advise you to check with your provider.

Internet connection - Superfast Broadband connection available - we advise you to check with your provider. The vendors current internet connection is via Airband 4G and allows for home working, video calling, and streaming at 40Mbps.

Special Notes – 250 year lease starting from 21/02/1989.

Ground Rent £1.

Annual Service Charge £3,800. No known additional expenses (that are not usually incurred annually) likely to be charged within the next 3 years.

There are restrictive covenants on the property – please check with the agent for further information.

Viewing Arrangements

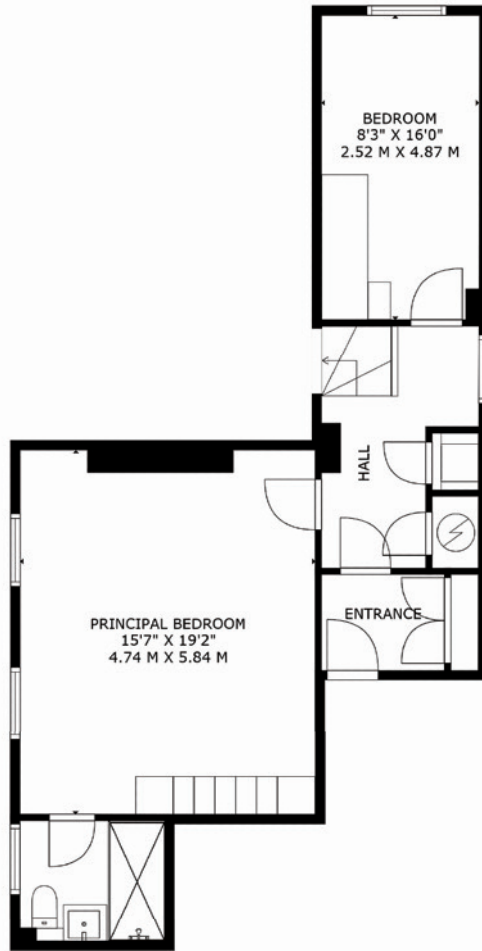
Strictly via the vendors sole agent Charlotte Williams at Fine & Country on 01902 599 666 – charlotte.williams@fineandcountry.com.

Website

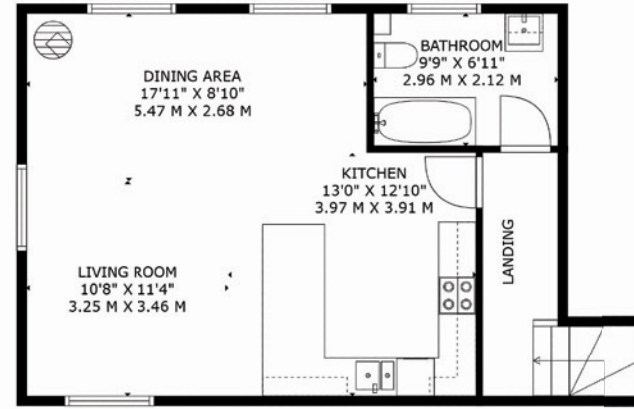
For more information visit <https://www.fineandcountry.co.uk/wolverhampton-estate-agents>

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer.



FLOOR 1



FLOOR 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
39-54	E		
21-38	F		
1-20	G		

OVERALL TOTALS: 1,206 sq ft, 112 m2

SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





CHARLOTTE WILLIAMS

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