



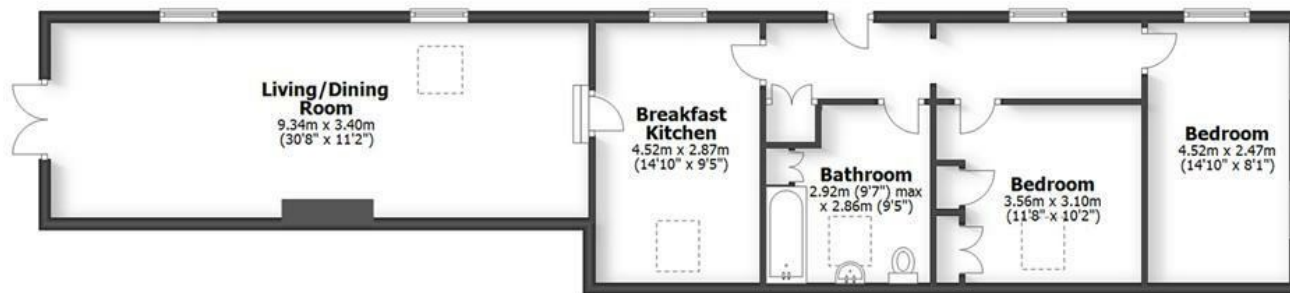
**Lower Westwood Farm, Stretton Westwood, Much Wenlock, Shropshire, TF13 6DF**





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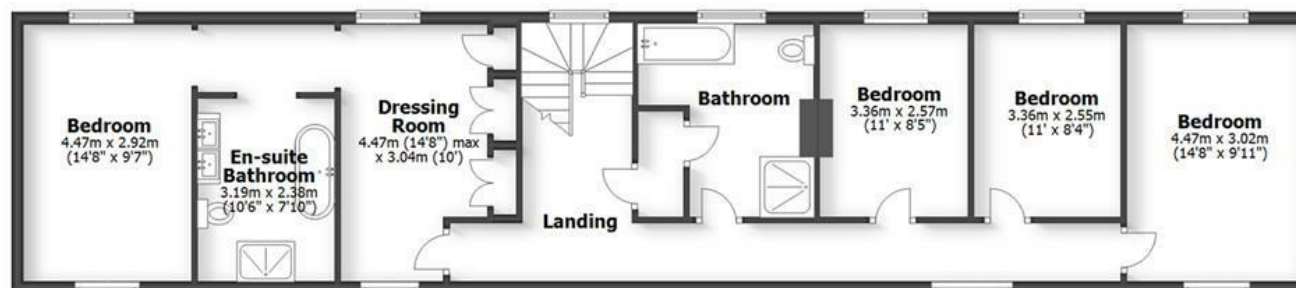
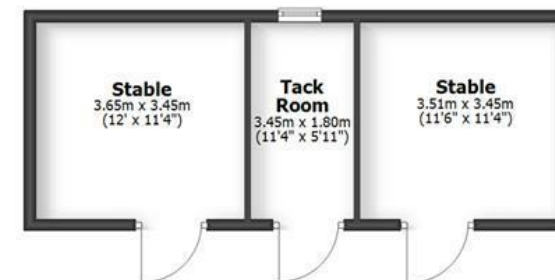
A most private position within around two acres of grounds, this beautiful detached stone farmhouse has the benefit of a separate detached large two bedroom cottage suitable for annexe accommodation or a holiday let business. Also included are stabling, stores and a modern steel framed barn. This is a rare opportunity given its privacy, views and ability for extended family living together.  
Bridgnorth - 10 miles, Craven Arms - 15 Miles, Much Wenlock - 2 miles, Shrewsbury - 15 miles, Telford - 10 miles, Church Stretton - 11 miles, Ludlow - 19 miles  
(All distances are approximate).



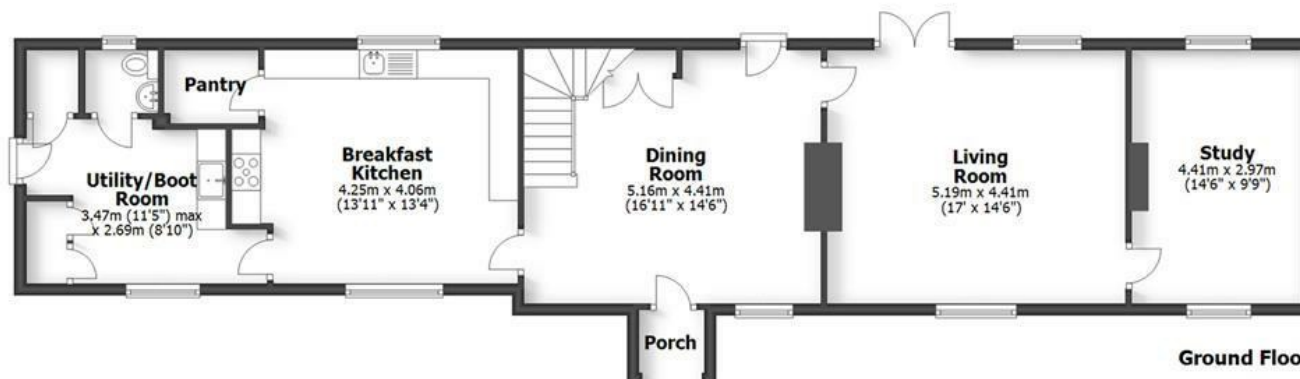
Annexe



Garage/Store



First Floor



Ground Floor

## LOWER WESTWOOD FARM STRETTON WESTWOOD, MUCH WENLOCK

HOUSE:	195.8sq.m.	2,108.1sq.ft.
GARAGE/STORE:	94.9sq.m.	1,021.4q.ft.
ANNEX:	85.7sq.m.	922.2q.ft.
STABLE:	31.6sq.m.	340.3q.ft.
<b>TOTAL:</b>	<b>408.0sq.m.</b>	<b>4,392.0sq.ft.</b>

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

## LOCATION

Stretton Westwood is a small rural hamlet on the south side of Wenlock Edge that lies southwest of the market town of Much Wenlock and close to the Shropshire Hills, an Area of Outstanding Natural Beauty. A good range of facilities can be found in Much Wenlock with a local butcher, post office and health services to include a doctors, optician and dentist. There is also a good selection of shops and boutiques, pubs, restaurants, cafés and schooling for all ages with the highly regarded Brockton Nursery and Primary School nearby and William Brookes secondary school in Much Wenlock. Within the area are popular independent schools such as; Wrekin College, Shrewsbury School and Shrewsbury High School for Girls, Condover, and Moor Park. The M54 can be accessed at Telford that also has a train service.

## ACCOMMODATION

Immaculately presented throughout, Lower Westwood Farm offers well proportioned living accommodation with four bedrooms, two bathrooms along with its own detached independent living cottage, which has previously been run as a successful holiday let for several years. Stables, tack room, stores and a more recently constructed and secure steel framed barn are accessed from the drive. In total there's around two acres of grounds.

The main front entrance with a covered porch opens into the dining hall featuring a period cast iron fireplace. Stairs lead off to the first floor along with useful storage cupboards. This room has doors to both the front and rear. A traditional style bespoke breakfast kitchen is fitted with a range of contrasting base and wall cabinets, granite work tops, ceramic sink, built in dishwasher, fridge, freezer and a Rangemaster oven set within an oak framed recess. The kitchen also benefits from a walk in pantry. Leading off the kitchen is a boot room/utility with further matching base and wall cupboards, granite work tops, ceramic sink, provision for a washing machine and dryer along with a boiler cupboard and guest WC. A back door gives access to the driveway and grounds. A large living room enjoys much natural light with windows and patio doors opening out to the gardens with views beyond. A central fireplace houses a cast iron wood burning stove. A further reception room leads off the lounge which is currently presented as a home office enjoying an outlook across the gardens and farmland beyond.

From the dining room a turning staircase rises to the first floor landing. The luxurious principal bedroom suite features a dressing room with a range of fitted wardrobes, contemporary en-suite bathroom with oak flooring, free standing bath, vanity unit with dual wash hand basins and a walk in shower with glass screen. The double bedroom is light and airy enjoying elevated views. There are three further double bedrooms all of which are served by the main family bathroom.

## OUTSIDE

Approached through a gated access at the bottom of the lane (electric power to the gates), a gravelled driveway sweeps around to the front bordered by lawned gardens. The drive continues past the cottage to the stables beyond then into a large gravelled courtyard to the barn with a large parking area. Bordered by farmland, this is a most private setting with far reaching views down the valley. The stable block provides two stables and a tack room with lights and power connected along with a large cedar clad outbuilding extending to around 50ft in length, offering a multiple of uses to include secure storage and garaging, having two roller shutter doors to the front and a personnel door to the side. NB there is a public footpath at the gated entrance and a neighboring farm has vehicle access into their field at the same entrance.

## COWIS COTTAGE

A pretty stone cottage, well appointed, being fully double glazed and with oil fired central heating. Upon entering the cottage a spacious hallway gives access to the bedrooms and living areas. The breakfast kitchen is fitted with matching base and wall cupboards having a sink unit, built in oven and electric hob with the provision for a dishwasher and fridge/freezer. Steps lead down into an impressive 30ft living room which also incorporates a dining area. The ceiling is vaulted with exposed trusses, feature brick fireplace housing a Clear View wood burning stove and French doors opening out to the garden. There are two double bedrooms and a good sized bathroom fitted with a white suite to include a WC, wash hand basin, bath and a separate shower. A utility cupboard is designed for the provision of a washing machine and dryer. EPC: E.

## SERVICES

We are advised by our client that mains water and electricity are connected to the property. Private drainage via septic tank, oil central heating and LPG for the cooker. Verification should be obtained by your Surveyor.

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Council Tax Band: E.  
Shropshire Council.

## VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE

## POSSESSION

Vacant possession will be given on completion.

## DIRECTIONS

Leaving Bridgnorth head out towards Much Wenlock on the A458. Upon entering Much Wenlock, continue past the Gaskell Arms and take the second left turning onto the B4371 sign posted Church Stretton. Continue on the B4371 for approximately 1.2 miles taking a left turn signposted Stretton Westwood. Follow this lane down towards the end where the entrance to Lower Westwood Farm can be found directly in front of you.

Asking Price £1,200,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**