An attractive stone built country cottage together with a detached stone barn with planning permission to convert into a dwelling, other useful stables and outbuildings. Standing in a total of about 4.5 acres.

- Ideal for equestrian use
- Excellent area for riding and walking
- Three bed character cottage
- Substantial detached stone barn with planning permission
- A variety of stables and outbuildings
- Lovely surrounding country views
- About 3.5 miles from historic Ludlow

Pillar Box Farm is a registered small holding ideal for equestrian use. Haytons Bent, with its many bridal paths, is renowned for riding and walking. It is surrounded by some of the most beautiful countryside in South Shropshire. This particular property takes full advantage of the countryside and the views. The land is also suitable for livestock and is totally stock proof. We are informed that planning permission was granted for an all weather menage to be created, however this has now lapsed.

The detached stone barn has planning permission for a three bedroom cottage which could be a separate dwelling, a holiday let or an annex. The present owner would consider selling Pillar Box Farm without the stone barn and some surrounding land at a price to be agreed.

Pillar Box Farm is set just off a quiet country lane. It is thought that the barn was the original cottage on the site. It has been extensively improved and is in a very good state of repair. It is believed that the cottage itself dates back to the 1820’s with later additions. A porch houses a WC and a door opens into the kitchen/breakfast room. There are ample base and wall
units and a multi-fuel Rayburn used for cooking as well as providing hot water and heating. From the breakfast area French doors open onto the front garden. The characterful sitting room has a focal point of an attractive stone and brick built inglenook fireplace which houses a multi-fuel stove on a stone hearth. The separate dining room has a Victorian style open fireplace, flagstone flooring and exposed ceiling timbers. On the first floor there are three double bedrooms and the main bathroom.

The delightful gardens are extensively stocked with a variety of colourful mature plants, bushes, trees and shrubs. There are various lawn areas and a natural spring runs through a rockery which is a very appealing feature.

The gently sloping land is presently divided into three paddocks. The woodland was planted in 1997 and includes a range of mixed broadleaf including oak, hawthorn, beech and ash. There are also a variety of fruit trees. As well as the main drive there is a second vehicular access suitable for horse boxes. The stable block is a mixture of block built and timber loose boxes which have concrete floors, electricity, power and lighting. There is also a secure tack room, a further store, a hay barn/carport and a further carport and store which backs onto the stables.

Tenure: Freehold.

Small Holding Registration Number: 35-116-0018.

Services: Mains water, mains electricity and private drainage. Solid fuel central heating. Council Tax Band D.

Directions
From Nock Deighton’s Bullring office proceed down Corve Street and turn right onto the A4117 towards Kidderminster. Continue over the river bridge, under the railway bridge and turn left into Fishmore Road. A short drive out of the town turn right towards Haytons Bent and continue for about 3.5 miles. At the village hall turn left signposted Hayton, continue down the lane and the property is located on the left hand side.