



Home Farm Barns, Middleton Priors, Bridgnorth, WV16 6UR

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Idyllic country location near the village of Ditton Priors. A unique detached barn conversion beautifully renovated whilst retaining the period charm and now offering spacious 6 bedroom accommodation with large integrated annexe which offers potential separate self-contained living area or office. Range of outbuildings and OPTION TO PURCHASE A FURTHER 4.5 ACRES Bridgnorth - 6 miles, Kidderminster - 19.4 miles, Shrewsbury - 22.8 miles, Telford - 17.9 miles, Wolverhampton - 21 miles, Birmingham - 35miles. (Distances approximate).

LOCATION

Ditton Priors is a rural village South West of the historic market town of Bridgnorth within easy reach of the West Midland coast mainline and Birmingham International airport. Ditton Priors is located at the foot of the Brown Clee Hill and is surrounded by beautiful natural Shropshire countryside giving access to many walks and activities. The village itself has a selection of local amenities including a primary school, church, post office, medical practise, convenience store and excellent butchers. There is also a petrol station, public house and a village hall, community centre and playing fields/ playground. The house is in an ideal position close to the heart of village yet retains a high degree of privacy.

Converted around 20 years ago, this is an impressive property with excellent attention to detail that has retained the charm and character that make this a wonderful country retreat. Set in a small rural hamlet near the village of Ditton Priors, Home Farm Barns is set in outstanding countryside with the house positioned discreetly surrounded by walled gardens of just under $\frac{3}{4}$ acre with a gated entrance to an enclosed courtyard and several stone outbuildings.

ACCOMMODATION

Having been further extended and updated in the last 7 years, the accommodation is on two floors and includes an integrated ground floor self-contained annexe, perfect for a relative or home office. The present layout with exposed beams, flagstone floors and log burners, features a superb farmhouse kitchen and AGA as the hub of the home. There is a separate utility area, dining hall, 30ft living room, snug, family room, guest cloakroom and two ground floor bedrooms and bathroom.

The first floor is accessed by three separate staircases, gallery landing areas, master bedroom with en-suite, guest bedroom 2 with en-suite and two further bedrooms with a study area.

OUTSIDE

From the lane a gated gravelled driveway sweeps around the garden into a gated courtyard with ample parking and turning area. From here electrically operated gates give access from the lane. The courtyard is surrounded by period planters and is well sheltered with a beautiful Paulownia tree and

fig tree. There are two stone and tile barns that provide garaging or stables. The garden is beautiful and private with an array of flowering plants and shrubs around a large lawned area. There are presently gates leading to adjoining paddocks of around 4.5 acres which are available by separate negotiation.

TENURE:

We are advised that the property is Freehold. Verification should be obtained by your solicitors.

SERVICES:

We are advised mains water and electricity are connected.

The sewage treatment plant was replaced in 2015 and services Home Farm Barns and the next door barn (yet to be converted).

The AGA and central heating are oil fired and the hot water is a pressurised Megaflow system.

*Optional Biomass. The house is connected to the biomass boiler of the neighbouring farm with the option to have hot water and central heating supplied.

Verification should be obtained from your surveyor.

COUNCIL TAX:

Shropshire Council. Tax Band: F.

FIXTURES AND FITTINGS:

Items of furniture may be available to purchase by separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact BRIDGNORTH OFFICE.

DIRECTIONS:

From Bridgnorth, proceed from the Town Centre towards Ludlow. At the island take the B4364 Ludlow road and continue for just over a mile turning right signposted Ditton Priors. Stay on this road for around six miles leading onto Brown Clee Road. On entering Middleton Priors take the next right where the gated entrance is the first on the right.

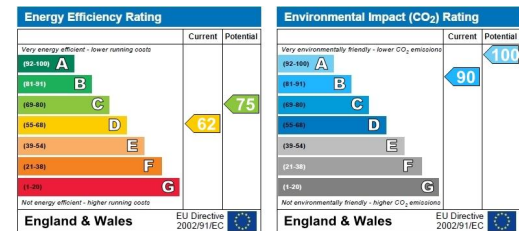
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Guide price
£625,000



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.



