



Lower Sutton Farm, Sutton, Chelmarsh, Bridgnorth, Shropshire, WV16 6BQ

BERRIMAN
EATON





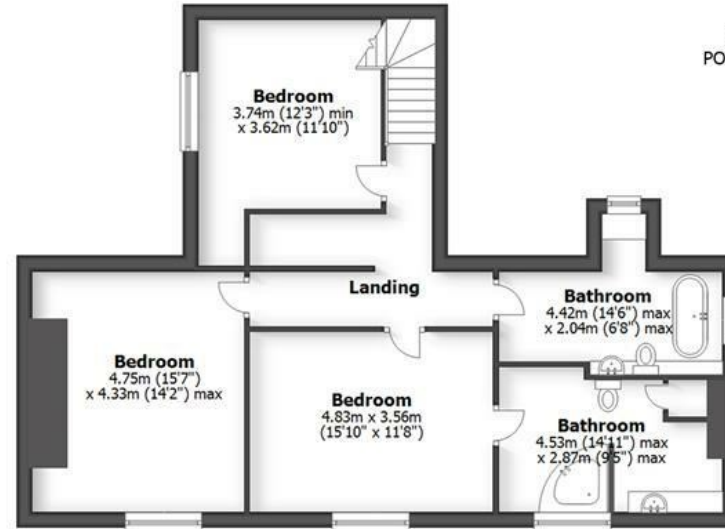
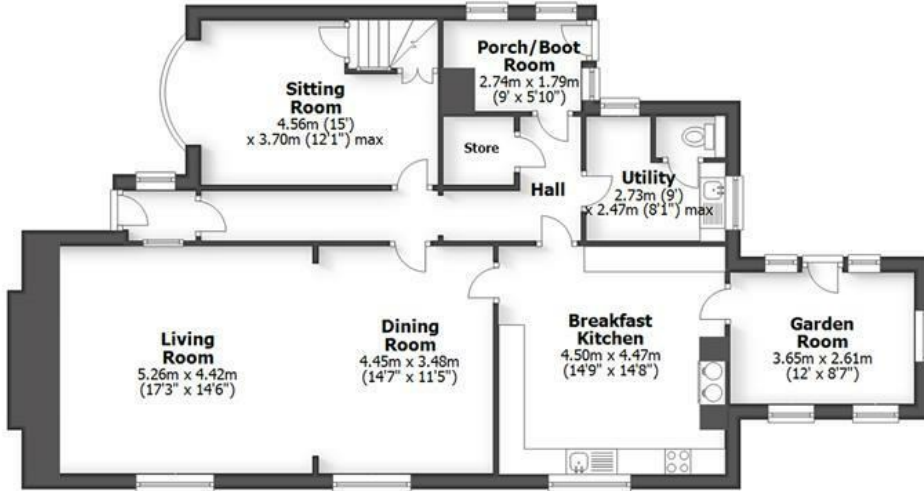
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FOR DEVELOPMENT WITH BARNS or simply a magnificent homestead: This Farmhouse with barns stands in around 16 acres in a very private location near Bridgnorth with stunning rural views.
Bridgnorth - 4.5 miles, Ludlow - 23 miles, Telford - 17 miles, Kidderminster - 14 miles, Shrewsbury - 25 miles, Stourbridge - 19 miles, Shrewsbury - 25.5 miles, Birmingham - 35 miles.
(All distances are approximate).

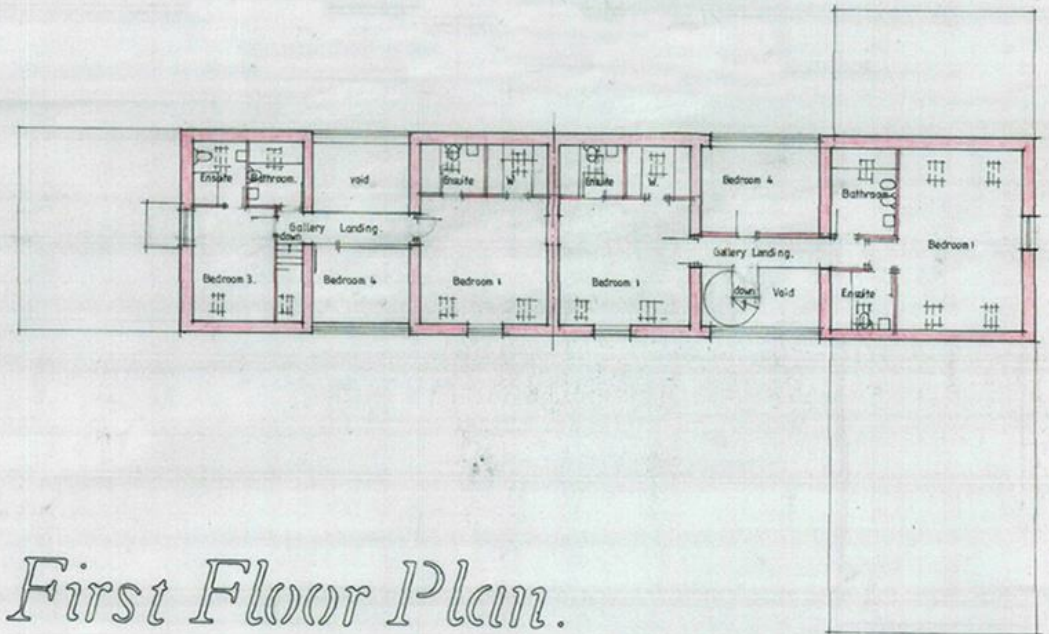
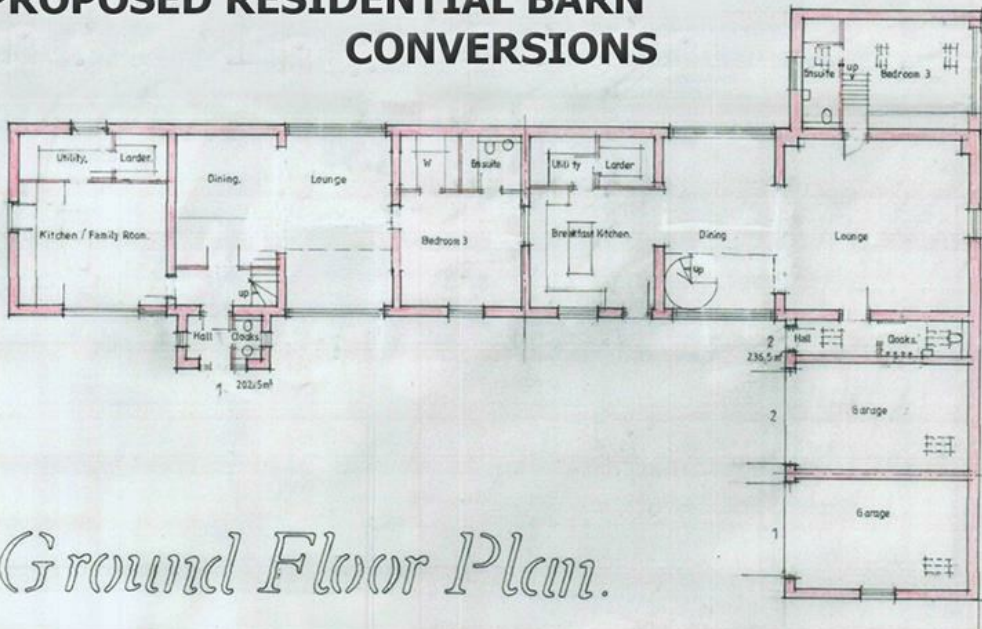
LOWER SUTTON FARM
CHELMARSH, BRIDGNORTH

HOUSE: 202.3sq.m. 2,177.4sq.ft.
GARAGE: 39.3sq.m. 4,22.9sq.ft.
TOTAL: 241.6sq.m. 2,600.3sq.ft.

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



PROPOSED RESIDENTIAL BARN CONVERSIONS



LOCATION

Chelmarsh is a delightful village just 4 miles from the historic market town of Bridgnorth. Having its own pub and Church. The village has an active community with a village hall, attracting residents that enjoy a very rural lifestyle not only for its walking, cycling and riding, but famous for its sailing, open water swimming and paddle boarding club on the reservoir - a 100 acre stretch of water and viewed from the house <https://chelmarshsailing.org.uk/> Within commuting distance are the major conurbations of Wolverhampton, Telford, Stourbridge, Kidderminster and Birmingham. Bridgnorth offers a full range of facilities including good schools, shopping, markets and medical practice.

OVERVIEW

If privacy, views and land meet your search criteria, Lower Sutton Farm is a lifetime property, modest in size with stables and garaging, but also including a range of barns in good condition. The surrounding paddocks make a total area in the region of 16 acres. The farmhouse stands fairly central in the plot with a gated long drive approach. The expansive views are best seen in person. Our client has recently obtained RESIDENTIAL PLANNING PERMISSION for the barns to be converted into two separate dwellings, although with amended planning, this could be one larger residence.

FARMHOUSE ACCOMMODATION

On entering the property, a large porch/boot room with tiled floor provides good cloak storage with a front door opening into the Reception hall. From here there is access to a store room, cellar and a further porch to the side. The breakfast kitchen is fitted with a range of matching base and wall cabinets and drawers with work tops over. Fitted appliances include a dishwasher, oven, grill, gas hob, microwave, fridge and a Nobel range gas cooker. The floor is tiled with a window looking out the front elevation. A stable door opens into the adjoining garden room having a door and windows overlooking the grounds with views beyond. A separate utility room provides further storage with the provision for a washing machine and dryer along with a sink and wall mounted LPG central heating boiler. There is also a guest WC. There are three good sized receptions which include a formal dining room which extends into the living room having exposed beams throughout, windows looking out to the gardens and a large exposed sandstone fireplace housing a cast iron log burner. A further reception room provides a snug sitting room or home office with stairs off to the first floor.

To the first floor there are three large double bedrooms and two bathrooms, all of which enjoy fantastic, far reaching Shropshire views. The principal bedroom suite features exposed floor boards with views to the front and a large en-suite bathroom fitted with a suite to include a WC, wash hand basin with vanity storage and a corner bath along with an airing cupboard. The house bathroom is also fitted with a white suite to include a WC, wash hand basin, vanity unit, heated towel rail and a free standing bath.

OUTSIDE

With intercom gated access, a tarmac long drive leads to the property, splitting into separate access to the house and the courtyard to the barns. A double garage is with the house, plus further stables and outbuildings. The gardens are laid to lawn with extend around the property.

DETACHED BARN WITH PLANNING PERMISSION INTO TWO

To the rear of the farmhouse is a courtyard offering an extensive range of barns, outbuildings and garaging which our client has recently obtained RESIDENTIAL PLANNING PERMISSION for the barns to be converted into two separate four bedroom dwellings, although with amended planning, this could be one larger residence with its own separate access. WE ARE ADVISED THERE IS NO CIL PAYMENT.

Application No: 23/02313/PMBPA

PADDOCKS

The fields are fenced for livestock and divided into paddocks with 2 water supply's . PLEASE NOTE a footpath crosses part of the westerly paddock but is rarely used.

SERVICES:

We are advised by our client that mains, water and electricity are connected. LPG central heating and private drainage. Verification should be obtained by your surveyor.

TENURE:

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

COUNCIL TAX:

Shropshire Council.
Council Tax Band: E.

VIEWING ARRANGEMENTS:

Viewings strictly by appointment only. Please contact our Bridgnorth Office.

DIRECTIONS:

From Bridgnorth proceed out on B4555 towards Chelmarsh. On entering Chelmarsh continue through the village where the entrance to Lower Sutton Farm can be found on the left hand side a short distance past Covert Lane. What3words ///corrupted.thick.dusters

Offers Around £1,100,000

EPC: F

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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