



Andrew Grant
PRESTIGE & COUNTRY

Coreley Farm
Shropshire, SY8 3AS

Coreley Farm

Coreley, Ludlow, Shropshire, SY8 3AS

4 Bedrooms 3 Bathrooms 2 Reception Rooms 12 Acres

“A grand country estate”...

Scott Richardson Brown CEO

- This property embodies timeless charm and elegance in a serene countryside setting, perfect for those seeking a classic rural lifestyle.
- With extensive land spanning 12 acres, along with five stables and spacious paddocks, this property caters to equestrian enthusiasts or those desiring vast outdoor space.
- Situated in a captivating village, this property boasts panoramic views, providing a visually stunning and tranquil environment.
- Offering four generously sized double bedrooms, two en-suite bathrooms and a family bathroom, this property ensures ample space for comfortable living or guest accommodation.
- The versatile attic space offers flexibility, whether utilized for additional living space or ample storage, catering to various needs.
- Featuring multiple outbuildings, such as carports, log stores, a garage workshop, and storage, providing practical and versatile spaces for storage or hobbies.
- The property's courtyard design ensures an abundance of parking space, providing convenience and ample room for multiple vehicles.





A handsome country abode embodying timeless charm in an elegant rural setting.

Strategically positioned and brimming with potential, this property, though needing modernisation, offers an exceptional opportunity to create an extraordinary family home. With outbuildings ripe for conversion into additional living spaces (subject to planning regulations/permission) and expansive fields totalling approximately 12 acres, this country home is an exciting prospect.



The main residence features four bedrooms, two en-suites and a family bathroom. The attic space holds conversion potential for extra accommodation. On the ground floor there are versatile living spaces include a spacious drawing and sitting room, a large farmhouse kitchen, a generously sized utility room, a workshop and a useful cloakroom WC.

Outside is a charming, enclosed courtyard, surrounded by various outbuildings framing a central lawn island, all accessible via a 360-degree gravel driveway. The outbuildings offer extensive stabling, workshops and open-fronted carports, presenting substantial development opportunities.



The courtyard

Corley Farm is approached via the village lane and through substantial timber gates accessing a charming courtyard driveway. The focal point is the main character farmhouse positioned to the left, with a spacious

lawned turning circle island facilitating 360-degree access around the courtyard. Forming a distinct L shape, the outbuildings include multiple stables, workshops and open carports/log stores.



The stables

Included with the property are five distinct stables, easily accessible from the courtyard, providing direct entry to the paddocks.



The entrance

Upon entering the farmhouse through a brick entrance porch boasting a tiled roof and quarry tiled floor, you step into the main hallway with continuation of the quarry tile flooring. There is an array of character

features, including exposed beams and original timber frames. The hallway is also host to a cloakroom/WC, a staircase ascending to the first floor and doors to the kitchen and the open plan living room.



The living room

The spacious living room and drawing room are open plan, yet have their own distinct areas nicely separated by the exposed timber frame at the centre of the room. The living area features an expansive Inglenook

open fireplace at its focal point. Furthermore, a trapdoor within the living room grants access to a cellar (uninspected). The cellar can also be conveniently accessed from the outside.



The drawing room

The drawing room elegantly connects with the living room, showcasing charming oak beams, joists and exposed timber frame details, radiating character.



The conservatory

Flowing seamlessly from the drawing room is the south-facing conservatory, providing captivating views of the garden and surrounding fields.



The kitchen

A large farmhouse-style kitchen features wall and base units with worktops over, incorporating a sink with drainer and mixer tap. The quarry tiled flooring and beams add character. Additionally, there is

ample space for a large table and chairs. At the rear of the kitchen, there is an inner hallway with flagstone flooring, conveniently providing access to the rear garden and leading to the utility room and workshop.



The utility room

The generously sized utility room is equipped with wall and base units, featuring worktops that incorporate a double sink unit with drainer and mixer tap. Space under the counter is available to house a washing machine.

Adjacent to the utility room, a small, yet convenient workshop completes the ground floor accommodation.



The first floor

As you ascend the staircase from the main hallway, you will discover a landing providing access to the bedrooms and bathroom facilities.



The master bedroom

To the right-hand side of the property, you will find the master suite which exudes charm with its wealth of period features, including exposed beams and timber frame elements. The dual-aspect windows offer stunning views of the expansive fields owned by the property and the courtyard area.





The en-suite bathroom

The spacious en-suite bathroom seamlessly connects the master bedroom to the landing. The en-suite is equipped with a shower, vanity washbasin and Jacuzzi bath.



Bedrooms two and three

The second bedroom is another generously sized double room, with extensive character enhanced by its exposed beams and timber frames. A window overlooking the courtyard provides pleasant views. There is a third bedroom also offering delightful courtyard views.



Bedroom four

The fourth bedroom enjoys a scenic outlook over the extensive fields surrounding the property. This bedroom includes an en-suite bathroom complete with a vanity washbasin and a bathtub.





The family bathroom

A step leads down to the family bathroom, featuring a WC, pedestal washbasin and a bathtub with a shower mixer.



The attic

Cleverly concealed behind a wardrobe door are secret stairs leading up to the attic. Within this attic space, one room has undergone partial conversion, while the other two rooms branching off from it remain unconverted, presently serving as attic storage. This area holds promising potential for conversion into additional accommodation (subject to building regulations and the usual consents being granted).



Gardens and grounds

At the rear and right-hand side of the property resides a delightful formal lawned garden enclosed by fencing and extending seamlessly to the expansive 12 acres surrounding the residence.

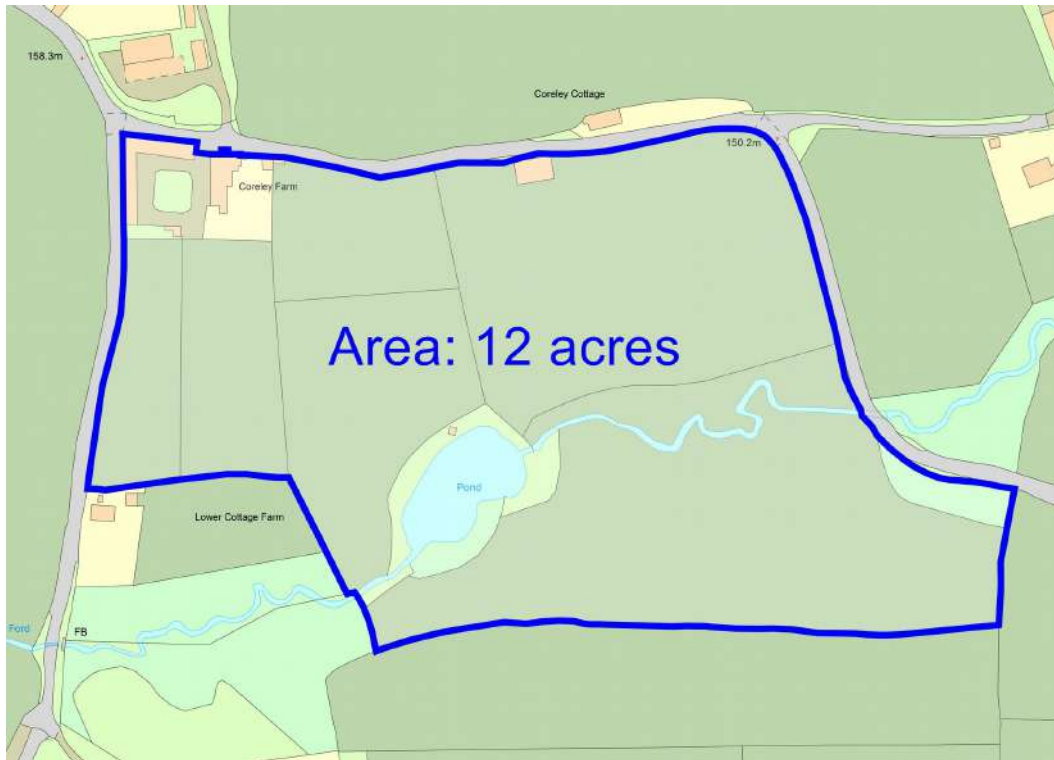




Outbuildings

Adjacent to the utility room, a separate doorway opens to an indoor sauna and shower room, while a single garage-sized brick-built workshop with a tiled roof stands nearby. There is a large pond

complemented by a charming summer house and these stunning gardens and grounds afford picturesque views in every direction. Additionally, there is a well (uninspected) found within the grounds and a metal-clad outbuilding situated in the field.



Location

Nestled in the quaint village and civil parish of Coreley, The property enjoys a picturesque setting amidst breathtaking Shropshire countryside. The surrounding area offers a diverse array of conveniences, including the charming historic market town of Tenbury Wells, a mere 4.6 miles away, boasting a delightful high street featuring independent shops, a cinema, a supermarket and a variety of restaurants.

Equally accessible is the town of Cleobury Mortimer, situated approximately 4.7 miles distant. This town has an excellent range of amenities available, with a large Co-op store, an assortment of smaller shops and cafés, numerous pubs and restaurants, a medical centre and the esteemed Lacon Childe school, currently holding a 'good' Ofsted report.

For a more extensive selection of facilities, the renowned town of Ludlow lies just 9 miles away. Ludlow presents a wealth of offerings, including unique shops, diverse restaurants, supermarkets and a train station. Notably, Ludlow is celebrated for its vibrant food festivals and medieval events, adding a cultural flair to the array of amenities available in the town.



Services

Mains electricity and water. Oil-fired boiler for the central heating and hot water. Septic tank. Broadband is available at this property.

Council Tax

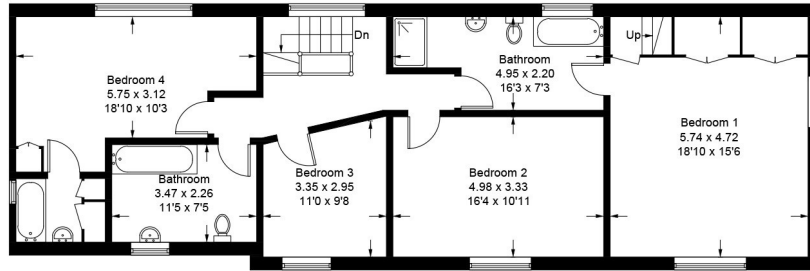
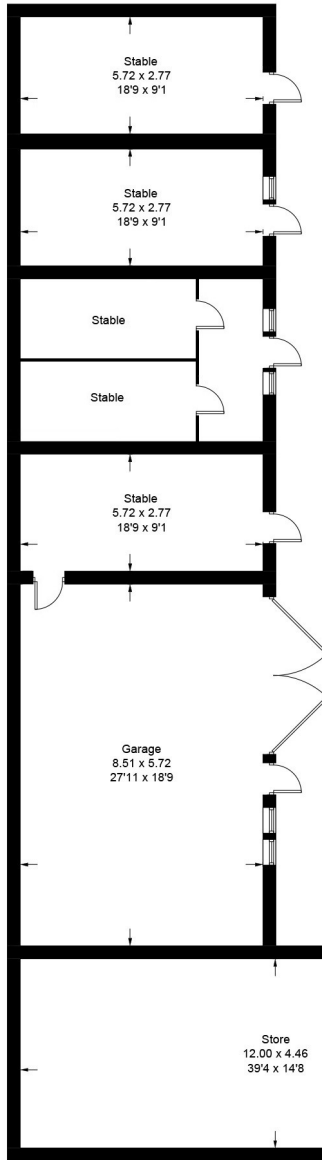
The Council Tax banding for this property is **Band E**

Coreley Farm, Coreley, Ludlow, Shropshire, SY8 3AS

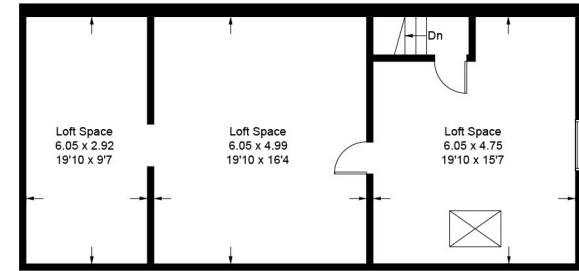
Approximate Gross Internal Area = 321.5 sq m / 3461 sq ft

Outbuildings = 292.3 sq m / 3146 sq ft

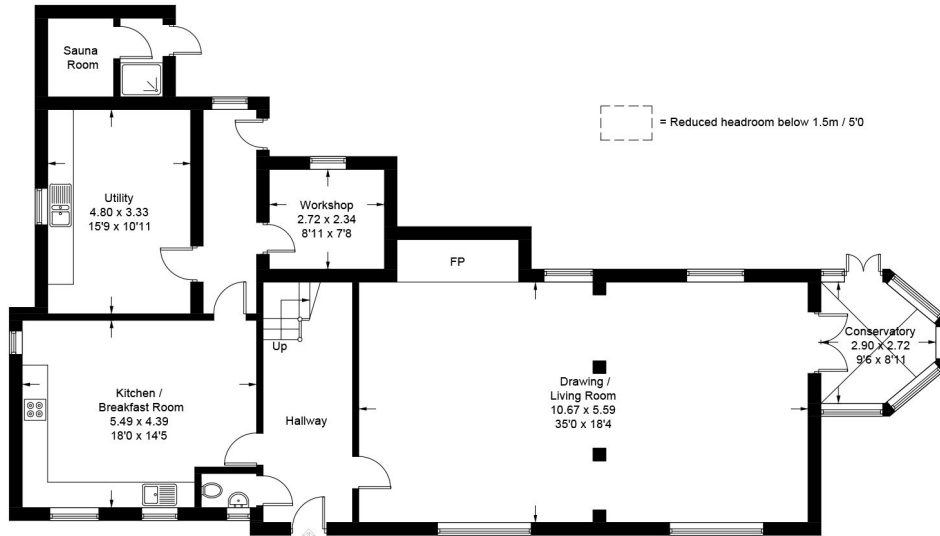
Total = 613.8 sq m / 6607 sq ft



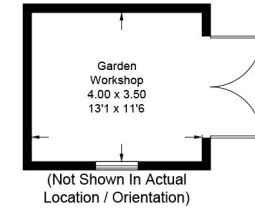
First Floor



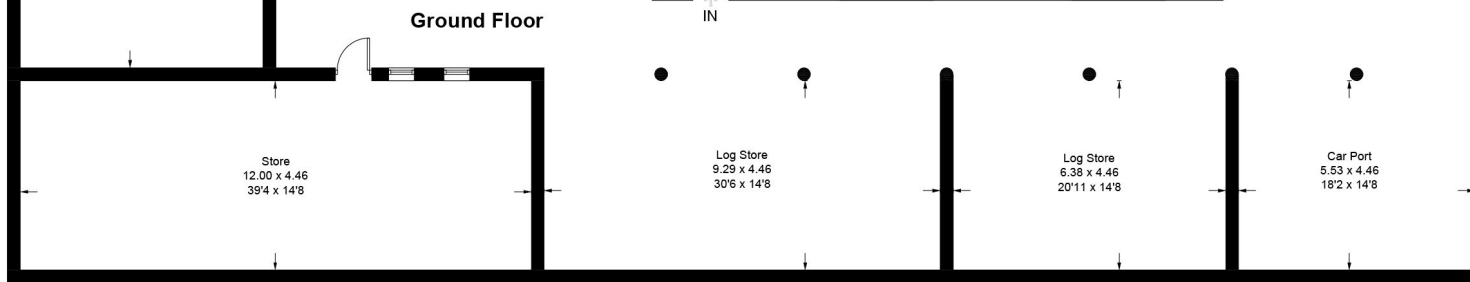
Second Floor



Ground Floor



Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		30 F



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com