

# Home Farm, Hughley, Shropshire

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# A beautifully presented converted barn

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Home Farm offers an extensive and versatile range of outbuildings including an annexe, standing in substantial private grounds with iconic views of Wenlock Edge

## Summary of accommodation

### Ground Floor

Entrance hallway | Kitchen | Dining room | Sitting room  
Garden room | Study/snug | W.C.

### First floor

Principal bedroom with en suite shower room and dressing area  
Guest Bedroom with en suite shower room and dressing area  
Sitting room/bedroom 3 | Dressing room | Family bathroom

### Outbuildings

Detached studio stone barn with open plan living space | 18 by 7 metre barn | Garaging  
Signal House | Large workshop with utility room, laundry room and shower room

### Grounds and grounds

In all approximately 5.47 acres



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## Situation

Home Farm is found on the fringes of the picturesque village of Hughley, only 4 miles from the historic market town of Much Wenlock. The surrounding countryside includes Wenlock Edge, a high limestone escarpment with beautiful walks and far-reaching views, along with the Jack Mytton Way; a stunning route for equestrian out-riding.

Much Wenlock offers a superb range of amenities including an award-winning butcher, supermarket, public houses, restaurants, regular market, art galleries, a library and sports facilities. The town has a thriving local community offering a wide range of activities throughout the year.

The county town of Shrewsbury is 15 miles away and offers a more extensive range of shopping, dining and leisure facilities.

Local Schooling includes Coalbrookdale and Ironbridge Primary Schools, William Brookes, Thomas Telford as well as Old Hall, Wrekin College, Concord College, Shrewsbury High School and Shrewsbury School.

The property is well placed for commuting to a number of business centres including Wolverhampton, Birmingham, Telford and the county town of Shrewsbury. The M54 is within 13 miles and provides further links to the Midlands, M6 and M6 toll road.

## Distances

Much Wenlock 4 miles, Bridgnorth 12 miles, Telford (M54 junction 5) 13 miles, Shrewsbury 15 miles, Ludlow 20 miles  
(Distances and time approximate).

## Home Farm

Converted by the existing owners in the year 2000, Home Farm is an immaculate country residence with fantastic open views and flexible secondary accommodation.

Home Farm has a number of reception rooms arranged around a central entrance hall, including a sitting room, dining room, and beautiful garden room with superb views over the 5.47 acres of land and beyond. The kitchen and snug/home office complete the ground floor accommodation.

Two separate staircases rise to the first floor, the first leading to a master suite of rooms including a walk-in dressing room and an en suite shower room, with the second accessing the guest suite with en suite shower room, bedroom three/first floor sitting room, dressing room/single bedroom and the family bathroom.

## Garden, grounds and outbuildings

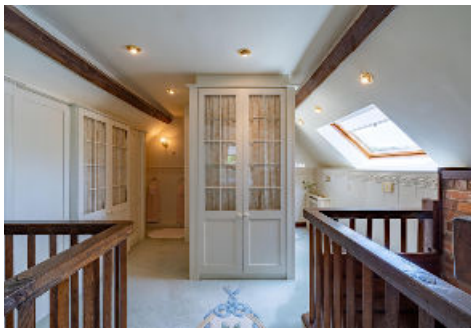
Home Farm has approximately 5.47 acres of land split into several different areas including formal garden nearest to the house, woodland, meadows, and natural habitats surrounding the two large pools.

Most of the grounds are south/south east facing and protect the views toward Wenlock Edge. There is separate road access along the southern boundary from the highway. The property is accessed via two driveways; a shared and more formal one to the front, and a rear driveway which leads to the substantial outbuildings.

The outbuildings consist of a large 18 x 7 metre square enclosed Dutch barn, open fronted garaging, and a large workshop with laundry room, home office, utility room and shower room. The outbuildings could offer a range of different purposes subject to the necessary planning consents, including providing for a multi-generation living scenario. Three-phase electricity extends to the workshop and grounds.







Converted barn  
which offers studio  
style open plan  
living.



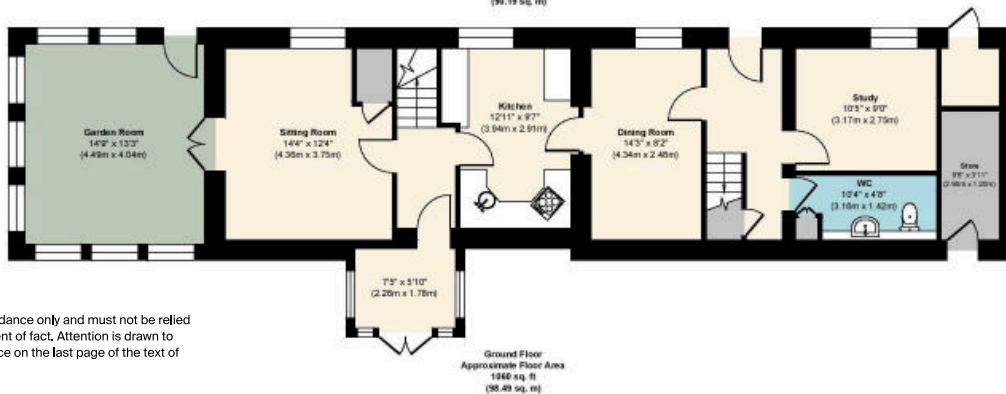
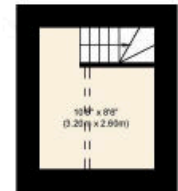
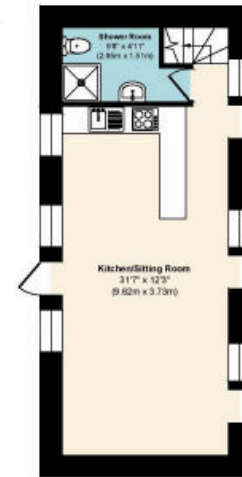
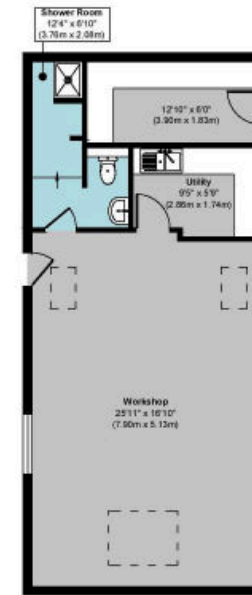
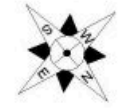


# Home Farm

Approximate Gross Internal Floor Area  
188.68 sq m / 2030 sq ft

# Annexe

Approximate Gross Internal Floor Area  
44.09 sq m / 474 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated May 2022. Photographs and videos dated May 2022.

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# Home Farm, Hughley

## Shropshire SY5

### Directions

From Much Wenlock, take the B4371 South West towards Church Stretton. After approximately 2.5 miles, take the Right-hand turn sign posted Hughley and Church Preen. Pass down the hill and into the village of Hughley. Follow the road around to the right, and before the left-hand bend, continue straight (in front of a brick barn) onto a no through road. The driveway for Home Farm will be found immediately on your right-hand side. Access is via electronically operated gates (including separate pedestrian access).

### Property information

Service: Bore hole water supply, septic tank drainage, gas fired central heating (to both the main barn and annexe) and main's electricity.

Local authority: Shropshire Council

Council tax band: F

Energy performance certificate: Main house and annexe rating E



