



Blackwood Farm  
Upper Millichope, Church Stretton, Shropshire, SY6 7EJ



# A beautiful country cottage occupying an idyllic peaceful setting, sat within 4.16 acres of wonderful gardens and paddocks with a range of outbuildings.

Munslow 2.2 miles, Church Stretton 5.7 miles, Much Wenlock 10 miles, Ludlow 12 miles, Bridgnorth 14 miles, Shrewsbury 19 miles

Reception hall | Kitchen/breakfast room | Pantry | Utility room | Sitting room | Snug | Study | Dining room | Cloakroom | Shower room | Main bedroom with en-suite shower room | Three further spacious bedrooms | Family bathroom | Spacious landing space | Large barn | Outbuildings | Potting shed | Gardens | Kitchen garden | Paddocks | Stream  
About 4.16 acres in total | EPC: TBC

## The Property

Blackwood Farm is a wonderful country property, offering a beautiful 4-bedroom cottage with tremendous flexibility, exceptional gardens and paddocks extending to around 4.16 acres in total and a range of outbuildings. The property occupies an idyllic setting, sat centrally within its secluded plot, surrounded by glorious Shropshire countryside. The accommodation is extremely flexible and offers the potential to create an integrated annexe for multi-generational living or holiday letting.

The ground floor accommodation comprises: the reception hall, the spacious kitchen/breakfast room with beautiful slate tiling, fitted units and integrated appliances including a traditional oil-fired AGA, a Neff dishwasher, an under counter fridge and a double Belfast sink. The kitchen offers ample space for dining and has exposed beams. Adjacent is the pantry and utility room, both have original quarry tiling and offer further units, providing ample storage.

The utility room also has a sink and plumbing for washing facilities. The sitting room is a wonderful light room enjoying a double aspect with views of the gardens. The sitting room also has a wood burning stove. The dining room is a particularly special room enjoying a vaulted ceiling with exposed beams, a triple aspect and French doors accessing the gardens. There is also a stove in the dining room. From the reception hall, there is a separate staircase that leads up to a double bedroom. This provides a superb guest bedroom, serviced by the shower room on the ground floor. This area could be separated off to provide an integrated annexe. From the kitchen, the snug offers some tremendous period features including a large stone inglenook fireplace housing a wood burning stove, exposed beams and slate flooring. Adjacent is the study room which offers a separate staircase accessing the main bedroom and shower room.

On the first floor, accessed by the main staircase, there are three spacious double bedrooms, including the main bedroom with an en-suite shower room and a family bathroom to service the other bedrooms. The landing hall is particularly spacious and provides further space for study room and much more.

The property offers tremendous flexibility and can be configured in a variety of ways to provide space for multi-generational living, holiday letting and much more.









## Outside

Blackwood Farm is approached over a private driveway and large turning area allowing for ample parking. The gardens and grounds at Blackwood Farm extend to around 4.16 acres in total and are comprised of beautiful gardens and paddocks. The gardens surround the property and are peaceful and private with a lovely paved terrace area to the side for alfresco dining where you can take in the stunning setting. The gardens are mainly laid to lawn with some exceptionally well stocked herbaceous borders and shrubbery. The surrounding land consists of fenced paddocks, one of which enjoys a superb kitchen garden within. There are a number of magnificent mature trees throughout the grounds and a range of fruit trees. On the Eastern boundary, the land gently slopes down to an idyllic stream surrounded by woodland and wildlife.

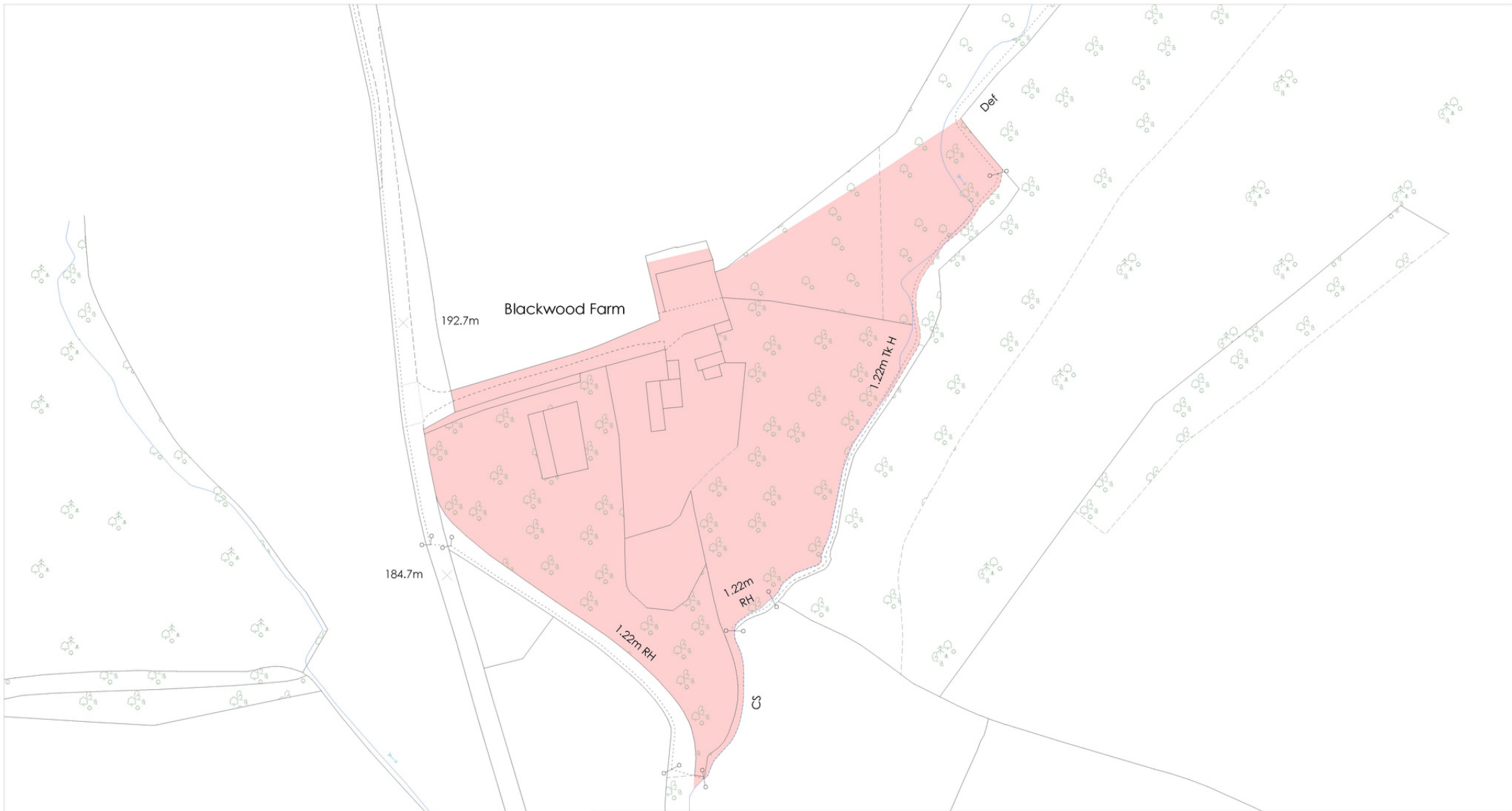
The property offers a superb range of outbuildings, including a large steel framed barn extending to around 1500 square feet. The barn provides exceptional storage. There is also a timbered outbuilding, ideal for workshop space and garden storage. There is also a potting shed/green house.

## Situation

Blackwood Farm is situated in Upper Millichope, in Rushbury parish, within the heart of the Shropshire Hills Area of Outstanding Beauty. The surrounding countryside offers ample walking and outriding opportunities. Nearby villages include Munslow and Aston Munslow, both offering public houses and Aston Munslow offers a petrol station with a village store. The nearby market town of Church Stretton is around 10 minutes away and offers all of the day-to-day amenities required including supermarkets, independent shops, cafes, restaurants and much more. There are further towns within easy reach including Ludlow, Much Wenlock and Bridgnorth. For a wider shopping experience, Telford and Shrewsbury can be reach around 30 minutes away.

What makes Blackwood Farm particularly special is how peaceful and tranquil the location is, yet extremely accessible to amenities.





# Blackwood Farm



Total Area (1.68 ha / 4.16 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

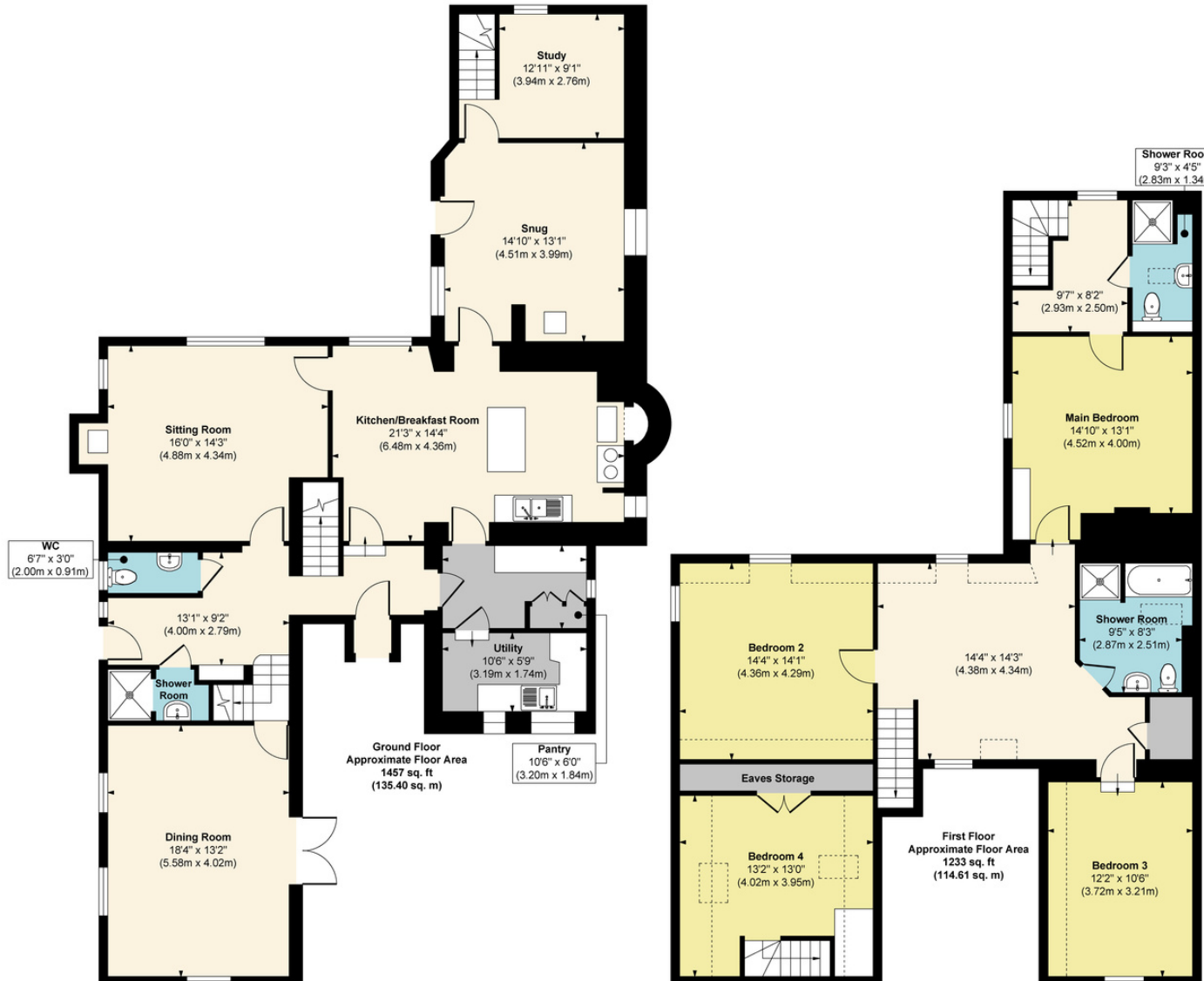
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Not to Scale. Drawing No. X19000-01 | Date 01.02.23



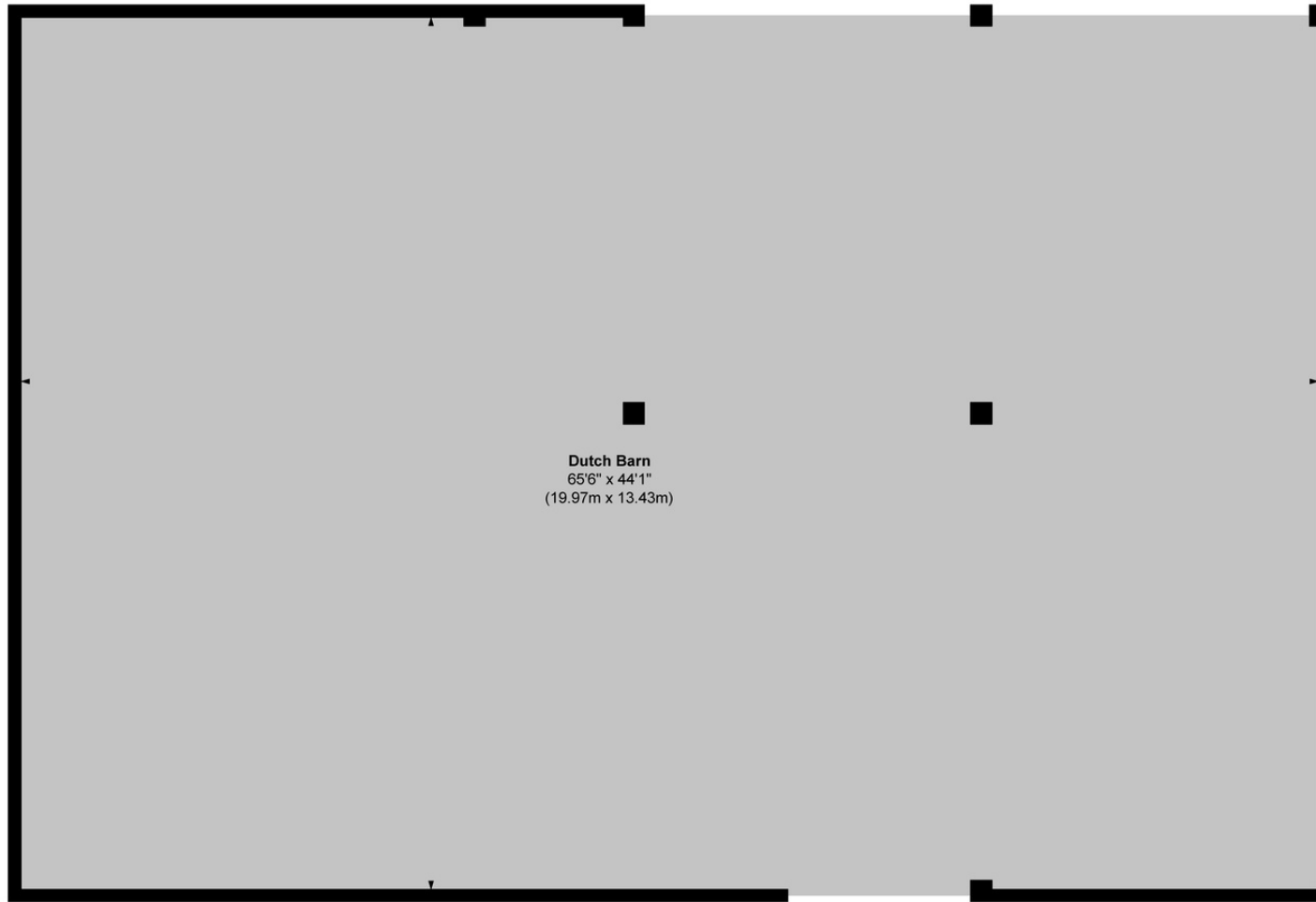
# Blackwood Farm, Upper Millichope, Shropshire, SY6 7EJ



**Approx. Gross Internal Floor Area**  
**Main House = 2690 sq. ft / 250.01 sq. m**

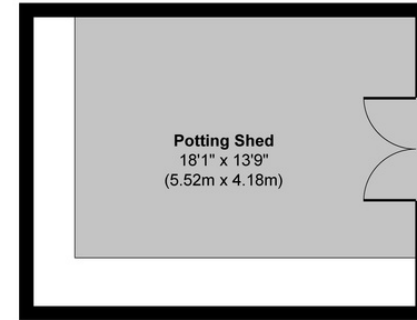
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The position & size of doors, windows, appliances and other features are approximate only.  
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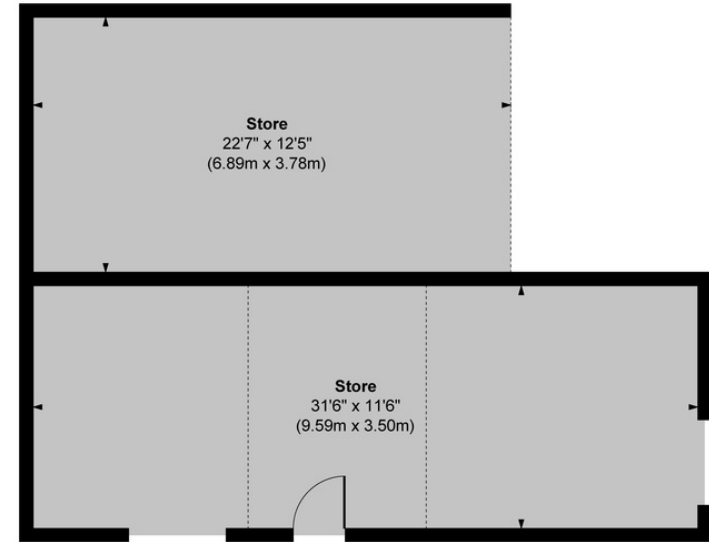
**Dutch Barn**  
65'6" x 44'1"  
(19.97m x 13.43m)

**Outbuilding**  
Approximate Floor Area  
1498 sq. ft  
(139.26 sq. m)



**Potting Shed**  
18'1" x 13'9"  
(5.52m x 4.18m)

**Outbuilding**  
Approximate Floor Area  
248 sq. ft  
(23.07 sq. m)



**Store**  
22'7" x 12'5"  
(6.89m x 3.78m)

**Store**  
31'6" x 11'6"  
(9.59m x 3.50m)

**Outbuilding**  
Approximate Floor Area  
648 sq. ft  
(60.29 sq. m)

**Approx. Gross Internal Floor Area**  
**Barn = 1498 sq. ft / 139.26 sq. m**  
**Outbuilding = 2886 sq. ft / 268.19 sq. m**

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**Directions:** From Munslow, continue heading towards Much Wenlock on the B4368. Turn left signposted for Rushbury and Church Stretton. Continue for 1.6 miles and find the property on your right hand side indicated by the name plaque.

What3words: ///bags.tunnel.workbook

**Local Authority:** Shropshire Council.

**Services:** Mains electricity. Mains water metered by Millichope Estate. Oil fired central heating. Private drainage.

**Council Tax:** Band F.

**Wayleaves, easements and rights of way:**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



50 Bull Ring, Ludlow, SY8 1AB

01584 817977

[ludlow@markwiggins.co.uk](mailto:ludlow@markwiggins.co.uk)

[www.markwiggins.co.uk](http://www.markwiggins.co.uk)

**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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have 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). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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. Particulars dated October 2023. Photographs dated October 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX