



The Old Stables & Land at Wall Bank
Wall Bank, Wall-under-Heywood, Church Stretton, Shropshire, SY6 7JA

A superb countryside cottage with exceptional barns and stabling with land extending up to 65 acres.

Church Stretton 3 miles, Much Wenlock 9.4 miles, Ludlow 14 miles, Shrewsbury 16.3 miles

Lot 1 - 2-bedroom cottage | American barn | Stabling | 0.66 ac/0.27 ha | EPC: D
Lot 2 - 6.13 ac/2.47 ha | Stream | Paddocks
Lot 3 - 58.56 ac/23.70 ha | Permanent pasture | Ring fenced | Woodland | Paddocks
For sale as a whole or in lots

Lot 1 - The Old Stables

The Old Stables is a beautiful country cottage situated within an idyllic rural position with superb outbuildings. The cottage is all ground floor accommodation and comprises: an entrance hall leading in to the open plan kitchen/sitting room. The kitchen is fitted with units, an electric hob and oven and a wash basin. The sitting room is a charming room with a vaulted ceiling with exposed beams. There is a modern family bathroom and also two spacious bedrooms with fitted wardrobes. The property occupies a beautiful rural setting within the Shropshire Hills Area of Outstanding Beauty.

Outside

The property benefits from grounds extending to 0.66 of an acre. The surrounding area provides terrace space for al-fresco dining and entertaining. There is ample space for parking. There is also a small fenced paddock area.

Outbuildings

A short distance from the property is an exceptional steel framed barn and stabling. The barn and stables extend to around 3,434 sq ft and offer superb storage. There are five stable boxes with a tack room, a WC, a kitchenette and a fully insulated reception room. This could easily be converted in to secondary accommodation (subject to the necessary consents).

Situation

The Old Stables sits in the rural village of Wall under Heywood, just 3 miles from the market town of Church Stretton. The town offers all of the day-day amenities including supermarkets, independent shops, cafes, restaurants and much more. Surrounding historic market towns including Ludlow and Much Wenlock are also easily accessible. Just further afield, Shrewsbury offers a wider shopping experience. There is primary schooling in the nearby village of Rushbury and secondary schools in the nearby market towns. For the private sector, Shrewsbury School and Bedstone College are within a good distance. There are train station's at Church Stretton, Ludlow and Shrewsbury.







Lot 2 - 6.13 acres/2.47 hectares

Lot 2 is comprised of two superb paddocks extending to around 6.13 acres in total. The paddocks are down to permanent pasture and provide ideal grazing for stock/horses. There is a track leading to Lot 3.

Lot 3 - 58.56 acres/23.70 hectares

A beautiful array of fenced land comprised of permanent pasture and mixed woodland. The land enjoys some of the most exceptional far reaching views in Shropshire with views capturing the Long Mynd, Titterstone Clee Hill, Brown Clee and much more. The land is all fenced and there is ample water supply throughout the grounds. The land enjoys fantastic topography and can be used for a wide range of possibilities. There is a well within Lot 3 and a pond. There is a fine display of some mature trees within the land.

The current owners used to have a very sporting pheasant shoot on the land.

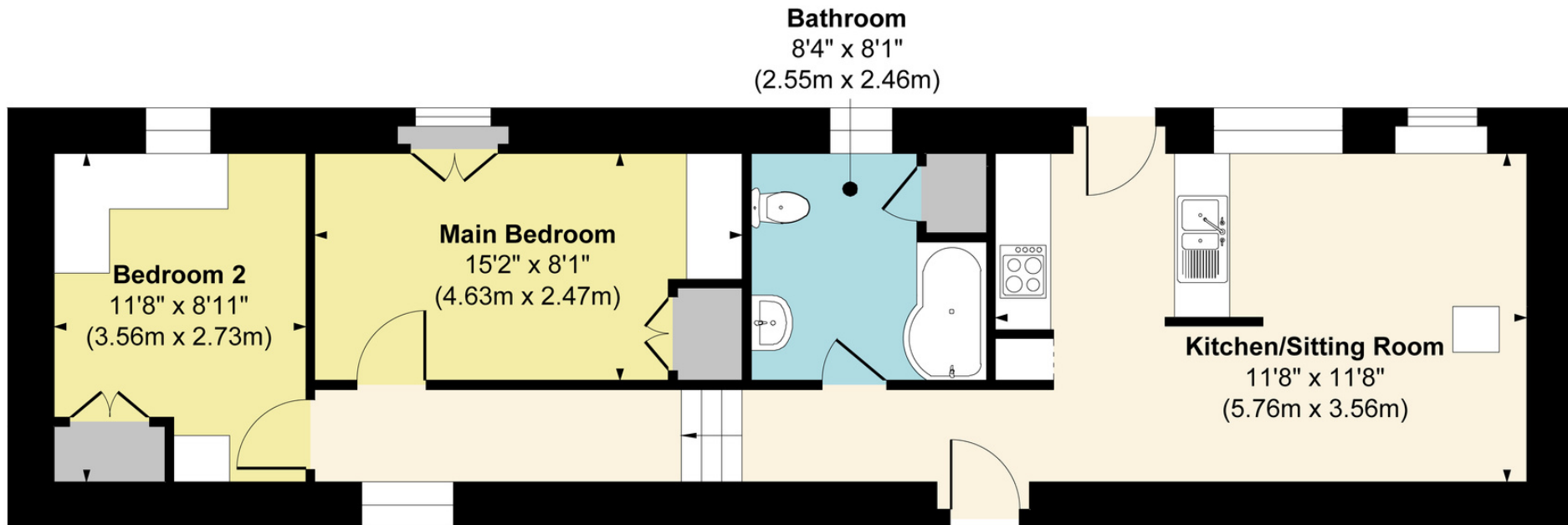
Countryside Stewardship

Please note that both lots are entered into the Mid-Tier Countryside Stewardship Scheme. Please refer to the agents for further details.





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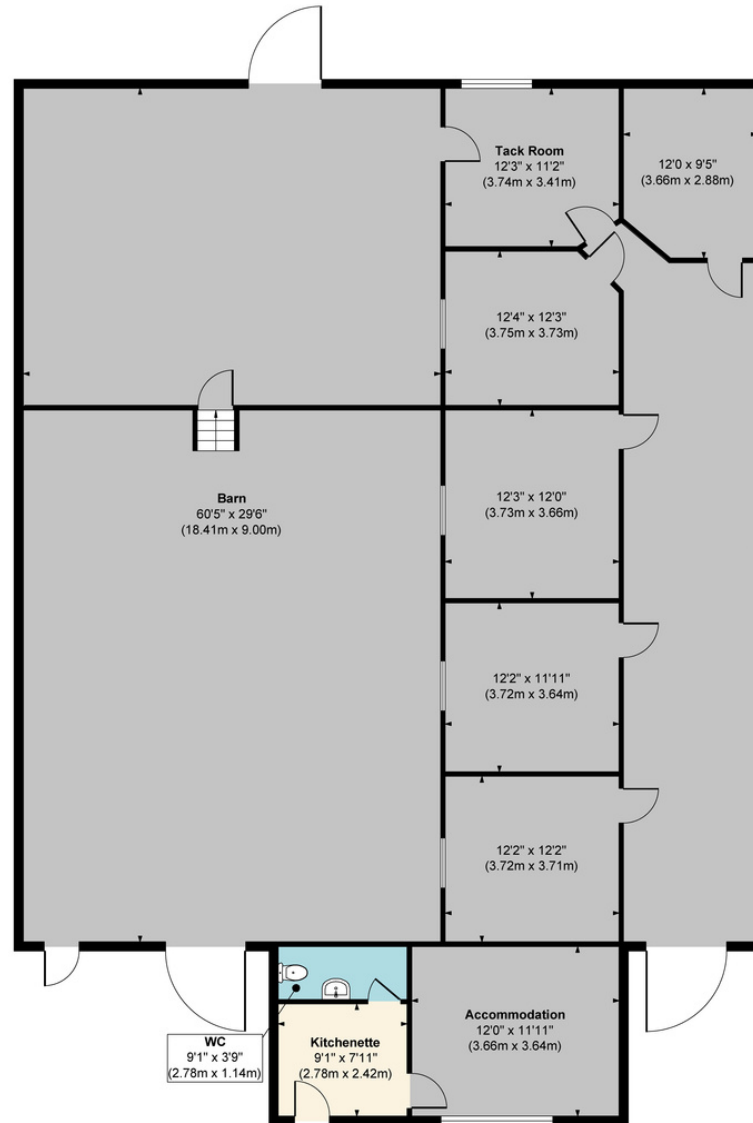


Ground Floor
Approximate Floor Area
615 sq. ft
(57.21 sq. m)

**Approx. Gross Internal Floor Area
Main House = 615 sq. ft / 57.21 sq. m**

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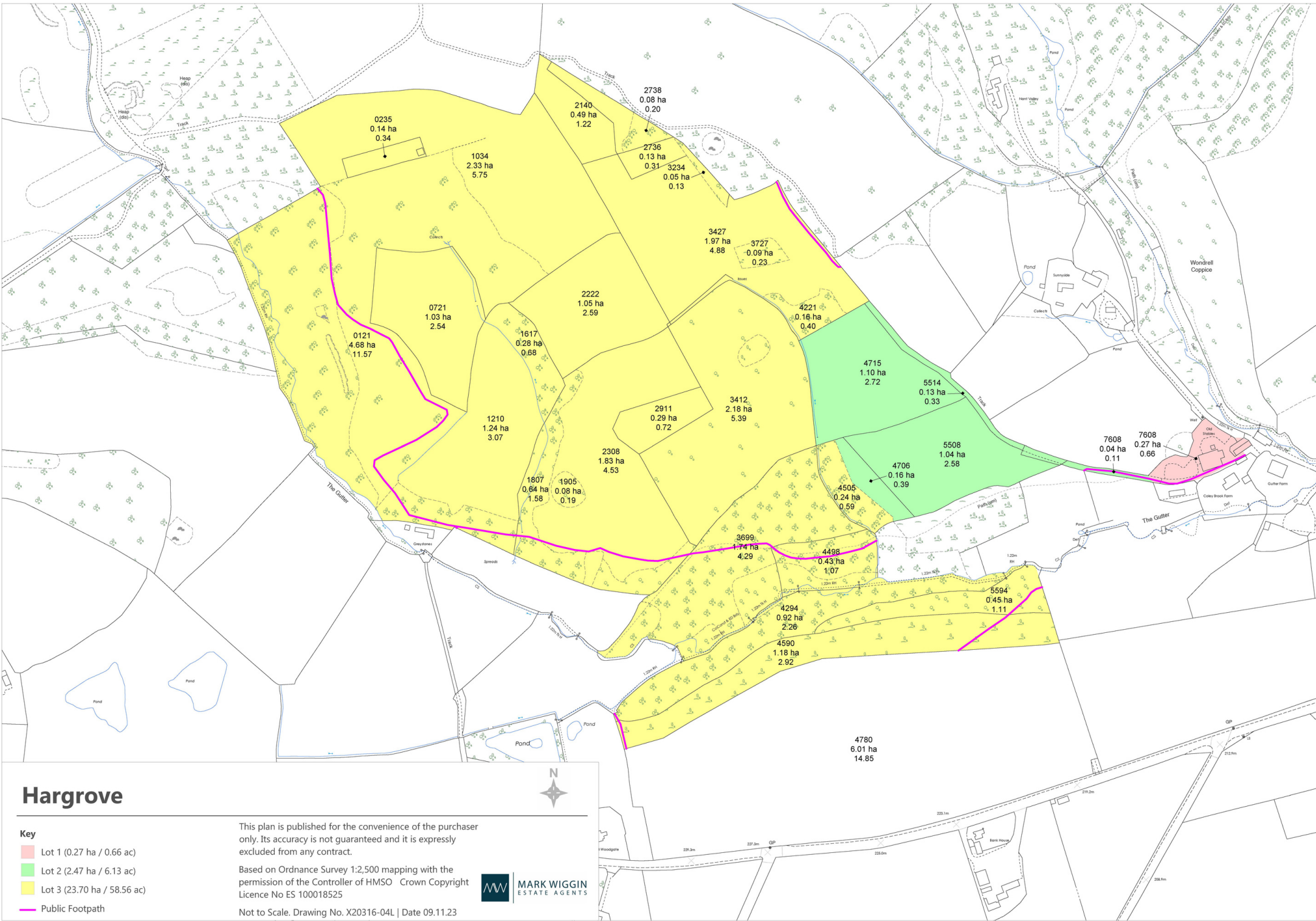
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Stables
Approximate Floor Area
3434 sq. ft
(319.06 sq. m)

**Approx. Gross Internal Floor Area
Outbuilding = 3434 sq. ft / 319.06 sq. m**

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Hargrove

- Key**
- Lot 1 (0.27 ha / 0.66 ac)
 - Lot 2 (2.47 ha / 6.13 ac)
 - Lot 3 (23.70 ha / 58.56 ac)
 - Public Footpath

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Not to Scale. Drawing No. X20316-04L | Date 09.11.23







Directions: From Church Stretton, turn right at the cross roads signposted for Much Wenlock. Continue for about 3 miles and find the property on your left hand side indicated by our directional arrow.

What3words: ///blessing.reclined.photo

Local Authority: Shropshire Council.

Services: Mains water, electricity. Private drainage. Oil fired central heating. There is the opportunity for a spring fed water supply also.

Council Tax: Band C

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.



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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