



The Old Rectory  
Wheathill, Shropshire, WV16 6QT







# A beautiful Grade II listed former Rectory sitting within 10 acres of idyllic gardens and paddocks with a range of outbuildings and superb views.

Ludlow 8.5 miles, Bridgnorth 11.7 miles, Telford 24 miles, Shrewsbury 26 miles

Reception hall | Dining room | Study | Drawing room | Kitchen/breakfast room | Sitting room | Orangery | Utility/boot room | Pantry | Cloakroom | Six double bedrooms (Two en-suite) | Two family bathrooms | Cellars | Sauna | Gardens | Terrace | Paddocks | Orchard | Pond | Four stables with tack room | Hay barn | Large steel-framed building with workshop and room above | About 10.61 acres in total | EPC: D

## The Property

The Old Rectory is an outstanding former Rectory that offers extensive and flexible accommodation arranged over two floors. The property boasts a wealth of character and period features throughout with its exceptionally high ceilings, Georgian sash windows, period plasterwork and much more. The gardens and grounds extend to around 10.61 in total and there is a superb range of outbuildings. The property offers great potential throughout including possible multi-generational living.

Upon entering the property you are welcomed to a spacious and grand reception hall that gives access to the main reception rooms on the ground floor. The dining room is a superb room for entertaining, it offers great proportions and exquisite full length sash windows with wooden shutters overlooking the beautiful gardens. There is also a wood burning stove. The drawing room also benefits from sash windows framing the attractive gardens and has a stunning open fireplace. The study has fitted bookshelves.

The kitchen/breakfast room has integrated units and appliances throughout including a traditional oil-fired AGA, a Smeg gas hob and cooker and a Belfast sink. Just off the kitchen there is a useful pantry providing ample storage. The sitting room has a cosy rustic feel with a log burning stove. Adjacent and also accessed from the kitchen is the orangery, a beautiful garden room that is exceptionally light-filled and overlooks the charming gardens and grounds. Also from the kitchen there is a useful utility/boot room which has integrated base units and wash basin. Adjacent is a cloakroom that services the ground floor. The cellars offer ample storage and there is a sauna for two people.

Up the grand staircase there is a spacious landing that is light-filled with its beautiful skylight above. The first floor comprises six double bedrooms, two of which benefit from en-suite bathrooms. The master bedroom has exceptional proportions and beautiful sash windows overlooking the gardens, the en-

suite bathroom has a free-standing roll top bathtub and a separate shower. The first floor is serviced by two family bathrooms.

The Old Rectory offers exceptional flexibility and could certainly provide separate living areas with bedroom 6, the sitting room and the bathroom, sectioned off for multi-generational living or to be an annexe.

















## Outside

The Old Rectory boasts exceptional gardens and grounds extending to around 10.61 acres in total. The property is approached by a long sweeping driveway to large gravelled area providing ample parking, The gardens are mainly laid to lawn interspersed with well stocked herbaceous borders, shrubs and some particularly special mature trees. There is a superb kitchen garden and the orchard has a variety of fruit trees. There are two paddocks that are fenced one of which is 5 acres. There is an idyllic terrace that surrounds the property ideal for seasonal al-fresco dining and entertaining. The gardens enjoy exceptional views reaching over towards Titterstone Cleve Hill.

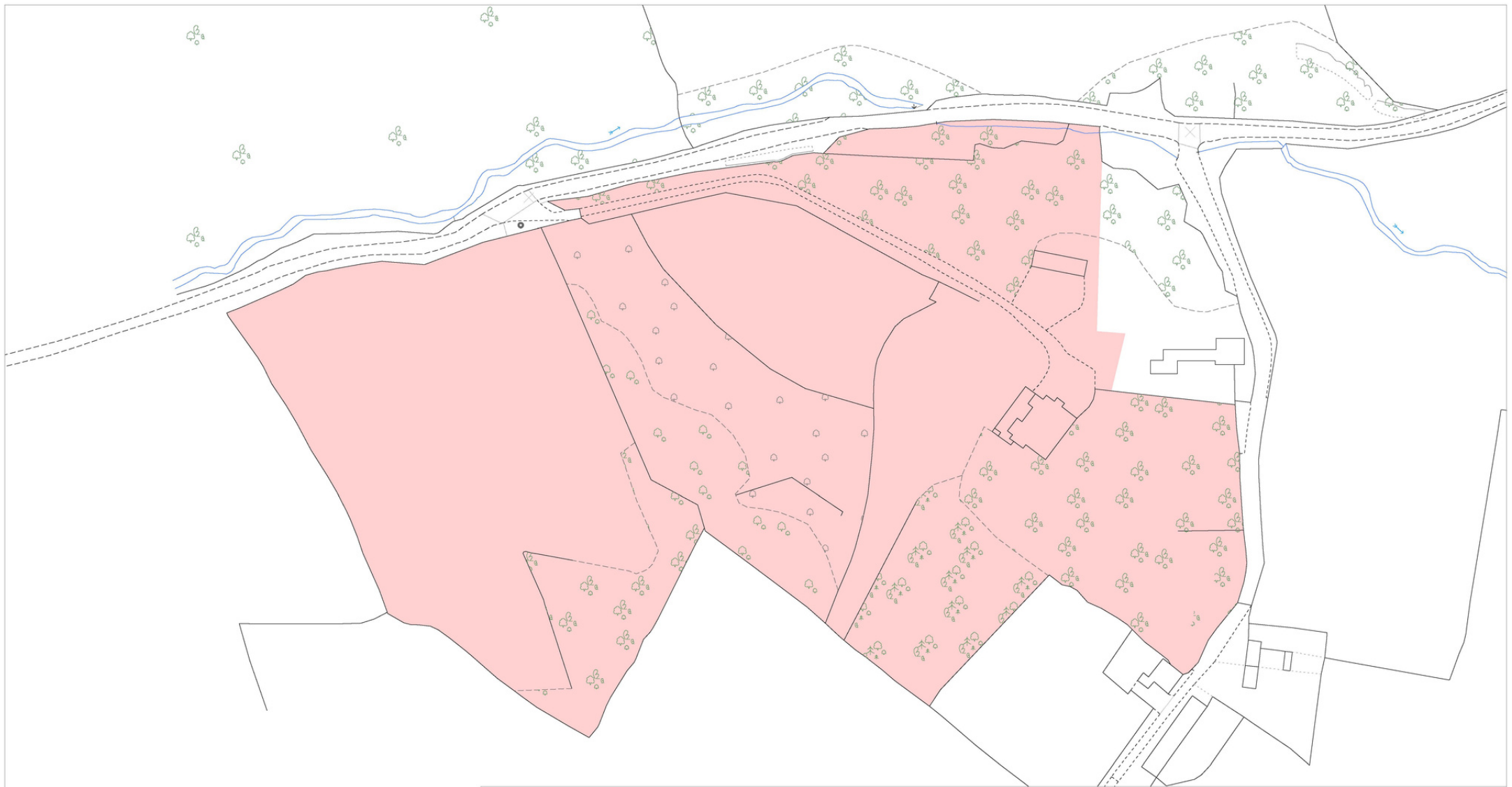
The property has a superb range of outbuildings. There is a stone built single garage, a stable block which consists of four stables and a tack room. Also, a steel framed agricultural barn that has a superb workshop in with a useful room above and a large hay barn of timbered construction. All of the outbuilding provides exceptional storage and could provide further possibilities including conversion (subject to the necessary consents).

## Situation

Wheathill is a rural hamlet to the east of Ludlow amongst the Shropshire Hills Area of Outstanding Natural Beauty. It is well placed for access to excellent walks and horse-riding. The nearby market towns of Ludlow and Bridnorth both provide a good range of day-to-day facilities including supermarkets, independent shops, cafes, restaurants and much more. The nearby villages of Ditton Priors and Cleobury North have pubs and shops. There is a local pub at Wheathill. Telford, Kidderminster and Birmingham are considered commutable, the latter having a train station with a direct line to London.







## The Old Rectory

Total Area (4.29 ha / 10.61 ac)

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Not to Scale. Drawing No. V15289-01L | Date 05.10.23





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**Approx. Gross Internal Floor Area  
Main House = 4913 sq. ft / 456.56 sq. m**

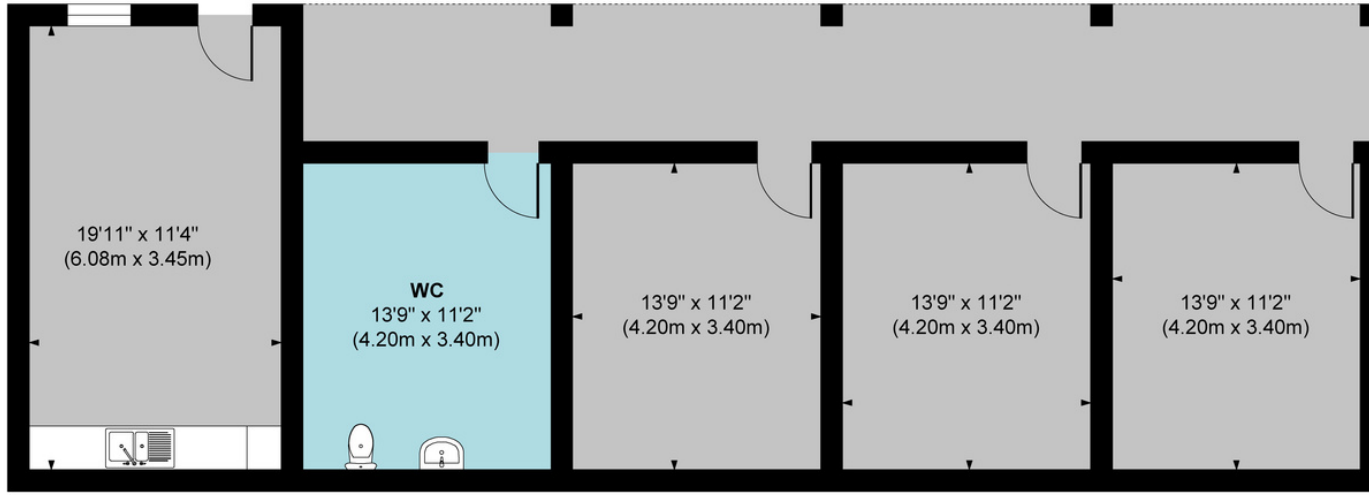
FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

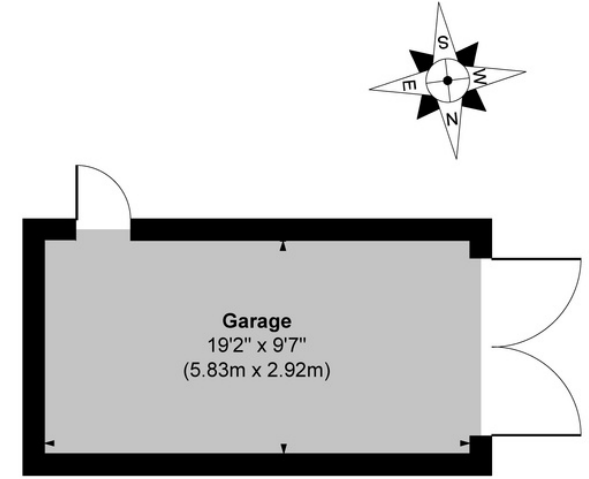
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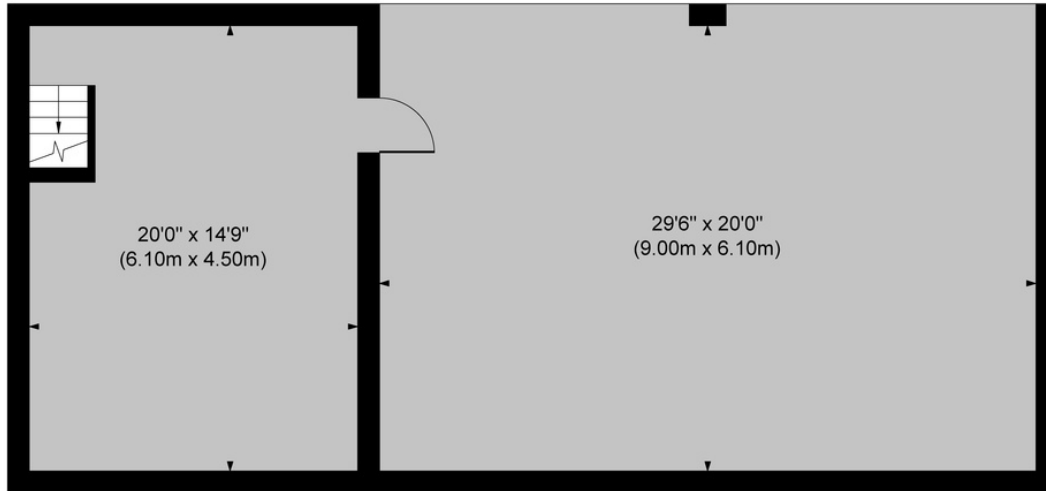
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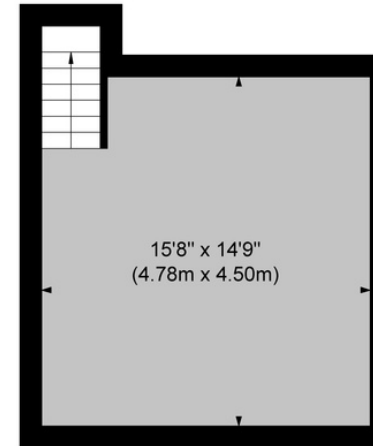
**Stables**  
Approximate Floor Area  
894 sq. ft  
(83.13 sq. m)



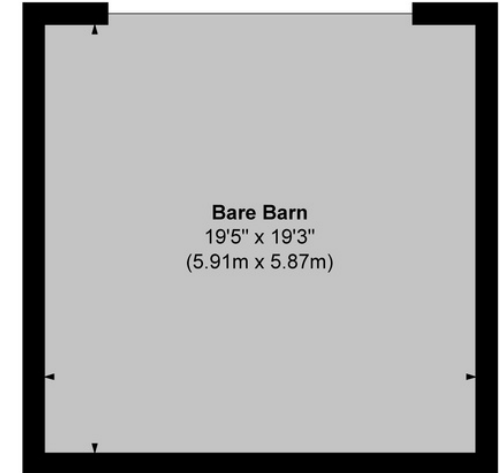
**Garage**  
Approximate Floor Area  
183 sq. ft  
(17.02 sq. m)



**Large Barn Ground Floor**  
Approximate Floor Area  
906 sq. ft  
(84.18 sq. m)



**Large Barn First Floor**  
Approximate Floor Area  
237 sq. ft  
(22.06 sq. m)



**Barn**  
Approximate Floor Area  
373 sq. ft  
(34.69 sq. m)

**Approx. Gross Internal Floor Area**  
Barn = 1516 sq. ft / 140.93 sq. m  
Stables = 894 sq. ft / 83.13 sq. m  
Garage = 183 sq. ft / 17.02 sq. m

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**Directions:** From Ludlow, head east on the A4117, turn left after about a mile signposted for Bridgnorth. Continue on the road for 6 miles and just after The Three Horseshoes pub, turn right. Continue for about 1.25 miles and the property can be found on your right hand side indicated

**Local Authority:** Shropshire Council.

**Services:** Mains electricity. Private water from a private spring. Private drainage. Oil fired central heating. Solar panels fitted. LPG gas. Broadband available.

**Council Tax:** Band G.

**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 September 2023. Photographs dated September 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