



MARK WIGGIN
ESTATE AGENTS



The Woodlands
Brandhill, Onibury, Shropshire, SY7 0PG



A picturesque period property in an enchanting position with enviable views of the Shropshire countryside.

◆
Aston-on-Clun 3.5 miles, Craven Arms 5 miles, Ludlow 8.2 miles, Shrewsbury 26.4 miles
◆

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen | Breakfast room | Utility | Snooker room | WC | Ground floor bedroom
A further 4 bedrooms (2 en-suite) | Family bathroom | Double carport and store | Stables | Gardens | Paddock | Woodland | About 3 acres | EPC: D

The Property

The Woodlands has been exceptionally well-cared for and renovated by the current vendors creating a truly spectacular country home situated within an idyllic private position surrounded by glorious Shropshire countryside views.

The property combines original period features with a beautiful new stone extension to create exceptional accommodation throughout of great proportions. The Woodlands is approached by a gated driveway and the property sits centrally within its spacious plot enjoying spectacular views of the countryside beyond. Upon entering the property there is a spacious entrance hall and the ground floor comprises: drawing room which is of exceptional proportions and benefits from the exceptional views

all around with its double aspect. There is also a wood burning stove. The dining room is another great reception space which has a beautiful sitting room adjacent which has a triple aspect enjoying the great views of the immaculate gardens. The kitchen is fitted with integrated units and appliances and has a utility adjacent with further integrated units. There is also a rear door accessing the gardens. From the utility, the breakfast room can be found which has French doors accessing the gardens and also enjoys the beautiful views overlooking the Shropshire countryside. There is a ground floor bedroom which is serviced by a WC, which has the space for a shower if required. Finally, there is a snooker room which is of tremendous proportions which currently benefits from a fireplace, bar and French doors accessing the gardens. The snooker room is ideal for

entertaining and has the potential for multiple uses.

The first floor comprises the principal bedroom which benefits from superb fitted wardrobes and an en-suite bathroom. There are a further three bedrooms, one of which has an en-suite shower room. The others are serviced by a family bathroom. All of the bedrooms have stunning views and beautifully high ceilings allowing them to feel light, airy and very spacious.

The property could be used for multi-generational living with the utility room, snooker room, downstairs bedroom and bathroom being able to be converted to provide an annexe.







Situation

The Woodlands occupies the most enchanting, beautiful position. The property sits elevated and centrally within its spacious plot with exceptional panoramic views of the Shropshire countryside beyond. The property sits within the rural hamlet of Brandhill, which is just a short distance from the market towns of Craven Arms and Ludlow, providing all of the day-to-day amenities.

The vibrant market town of Ludlow provides a good range of facilities, with a variety of independent shops, supermarkets, doctors, pubs and restaurants, and much more. Links are good to the area with the train stations at both Craven Arms and Ludlow with direct rail links beyond the region to south Wales and the north west of England. The A49 can be reached at a short distance connecting you to cities and the motorways.

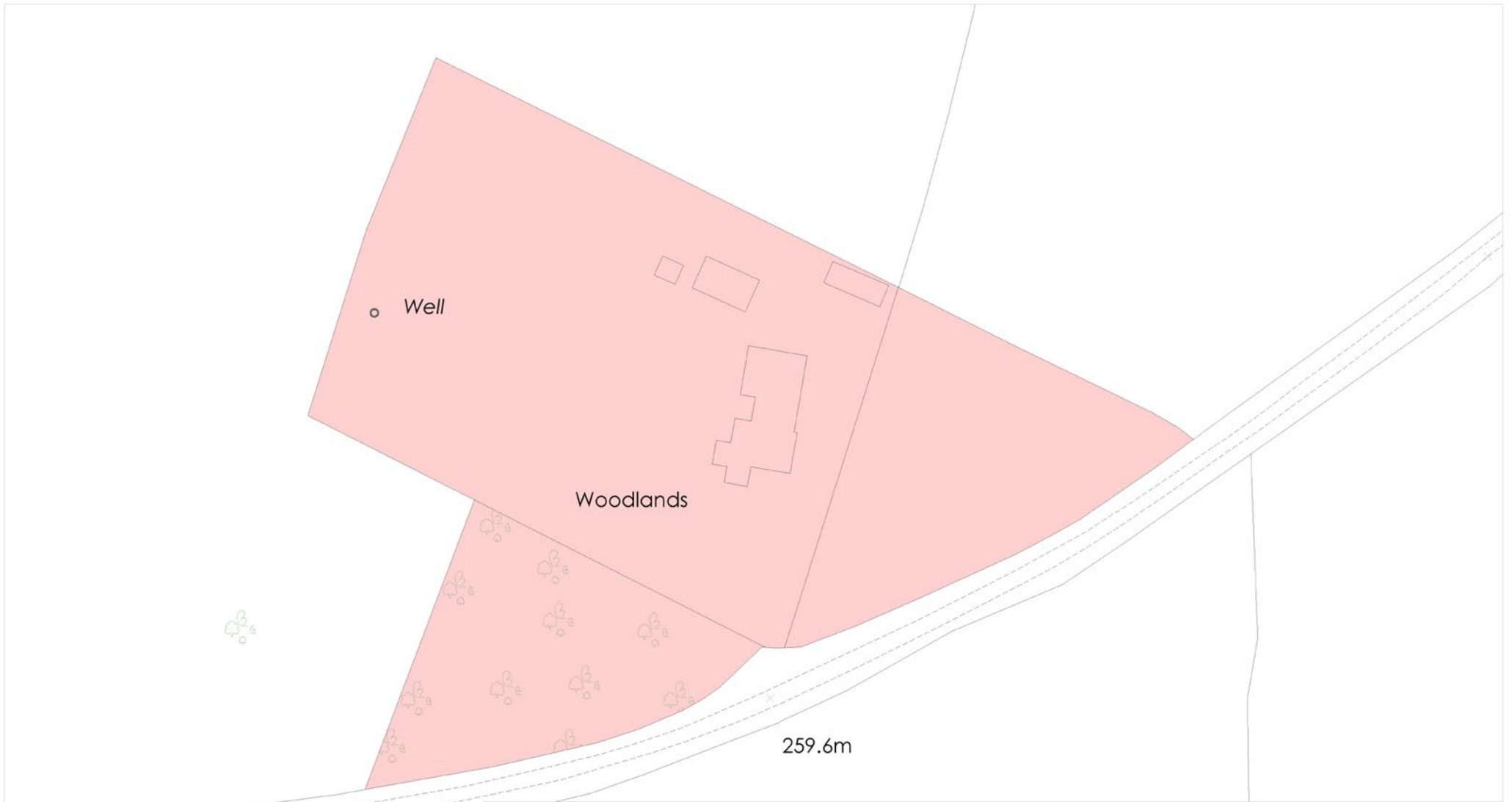
The property offers the best of both worlds with country life on your doorstep with exceptional walks and out-riding, yet all of the amenities are within an easy reach.

Outside

What makes The Woodlands truly extraordinary is its exceptional outdoor space. It offers a private, peaceful setting with the most tremendous far-reaching views all around. The gardens have been immaculately kept and landscaped by the current vendors and combine a wonderful array of herbaceous borders, shrubs and lawns interspersed with mature trees.

There is a paved patio area, ideal for seasonal al-fresco dining and entertaining with an ornamental well. There are two entrances from the lane, one leading to a small paddock and one leading to the stable yard. There are two stables and a secure tack room. There is a parcel of grounds bordered with woodland and a peaceful sitting area. There is a double carport with a handy store adjacent to it and also a beautiful summer house to sit and enjoy the peaceful setting.





The Woodlands

Total Area (1.19 ha / 2.94 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.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright
Licence No ES 100018525

Not to Scale. Drawing No. V14874-01L | Date 29.04.21



MARK WIGGIN
ESTATE AGENTS

The Woodlands, Brandhill Onibury, Craven Arms
Approximate Gross Internal Area
3835 Sq Ft/356 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8460048/SS

Directions: From Ludlow, head North on the A49 and continue for about 4.5 miles and turn left for 'Aldon & Clungunford' and then turn left again at the junction. Continue along this road and take the right hand turn, continue along here until you reach the triangle junction and take a slight left. You will find The Woodlands just up here on your right hand drive indicated by its name plaque.

What3words: - ///caressed.tasteful.paints

Local Authority: Shropshire Council

Services: Mains water and electricity. Oil fired central heating. Private drainage.

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB
 01584 817977
 ludlow@markwiggins.co.uk
 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 April 2021. Photographs dated April 2021. 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