



Broadstone Mill Shipton, Much Wenlock, Shropshire

STRUTT & PARKER

Broadstone Mill

Broadstone, Shipton,
Much Wenlock, Shropshire
TF13 6LE

An exceptional period home set in glorious countryside

Munslow 2.5 miles, Much Wenlock 8 miles,
Craven Arms 9 miles, Ludlow 11 miles,
Bridgnorth 12 miles, Telford 16.5 miles,
Shrewsbury 20 miles.

Entrance hall | Office | Sitting room | Dining room
Kitchen | Breakfast room | Snug/TV room
Gym/Mill room | Shower room | Utility | Boot room
Four-Five bedrooms (2 ensuite) | Bathroom
Coach house with workshops | Garaging
Kennelling/potential stables | Paddocks
Gardens and terracing | River Corve frontage
EPC rating F

About 4.14 acres (1.68 ha)

Location

The property nestles in beautiful south shropshire countryside within the Corvedale, yet is within easy reach of several popular market towns including Much Wenlock, Bridgnorth and Ludlow, all providing an excellent range of services and facilities. The nearby villages of Munslow, Aston Munslow and Diddlebury provide some further local services including a primary school, petrol station/shop, churches and public houses.

Communications in the area are also very good. With excellent road access to Hereford and Shrewsbury via the A49. The motorway network and main line railway stations can be accessed at Telford and Shrewsbury, the latter has direct trains to London. Further railway stations are located at Craven Arms and Ludlow.

The surrounding countryside is considered some of the most beautiful within the area and offers many sporting opportunities including fine walks, riding, golf courses and racing at Ludlow and Hereford.





The property

Broadstone Mill was built in 1792 by William Hazeldine and occupies a stunning location nestled in glorious South Shropshire countryside. The property has been sympathetically converted to create a very special home which retains a host of character features.

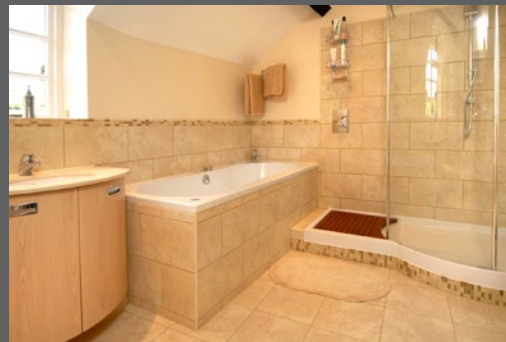
Broadstone Mill has been home to the vendors for nearly 24 years and now offers extensive and extremely flexible accommodation arranged over three floors with an excellent amount of reception rooms creating a perfect mix of formal and informal entertaining spaces. All of the reception rooms are well-proportioned, two boast stone inglenook fireplaces whilst others feature original mill workings, the dining room benefits from a balcony overlooking the garden and surrounding countryside. The dining room and mill/gym room could be used as a guest suite, a dependant relative wing, or as bed and breakfast accommodation (subject to consents).

There are four first floor bedrooms including two characterful bedroom suites with dressing rooms and ensuite facilities. The two remaining bedrooms are served by a family bathroom with a separate shower.

In addition to this accommodation is a very useful study on the lower ground floor and opposite this, an excellent cellar.

In all Broadstone Mill is a fabulous home with a perfect combination of space, character and modern comfort.



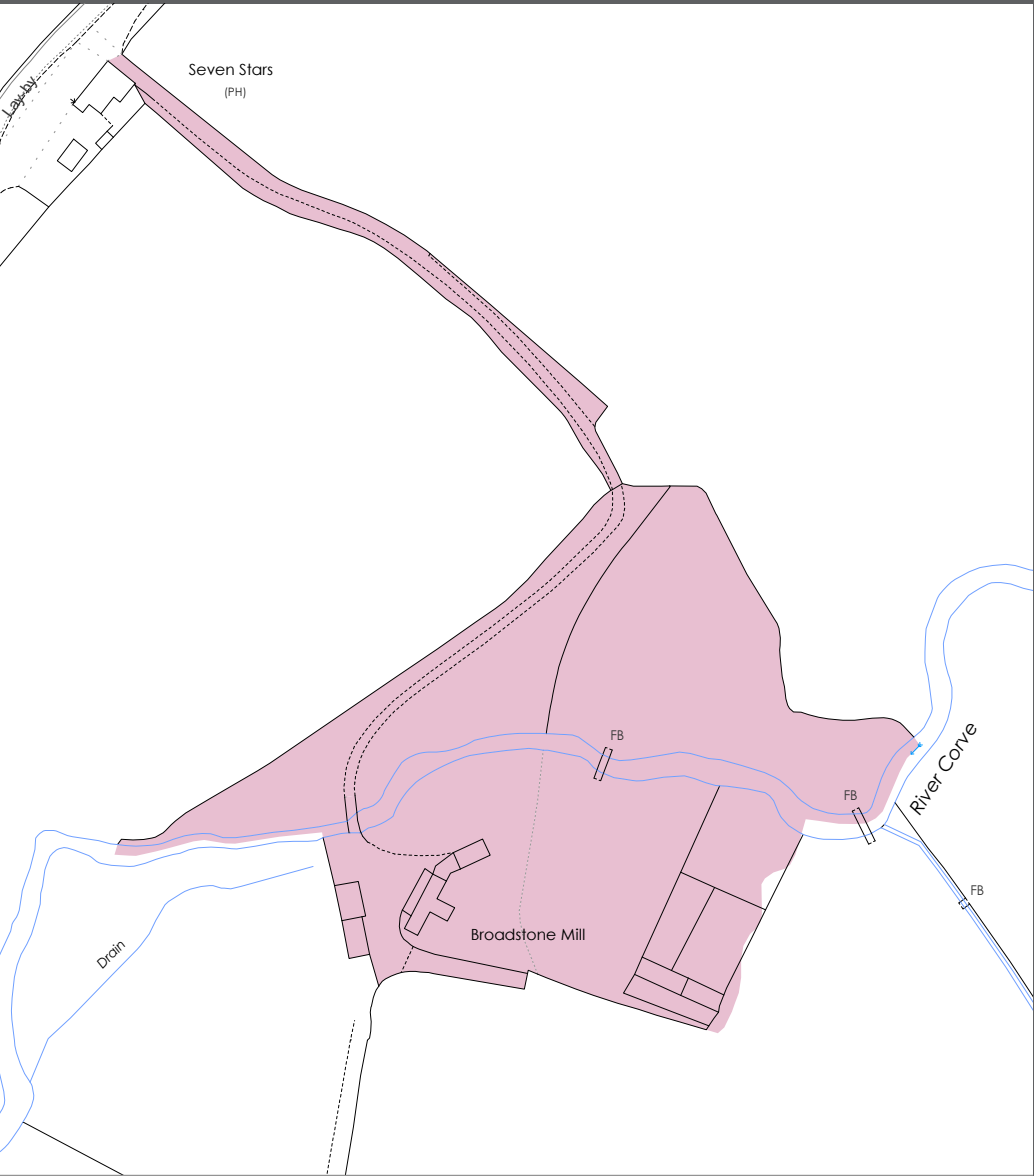


Outside

Broadstone Mill is accessed off a long private driveway with plenty of parking. There are a range of outbuildings, including a two-storey coach house which provides several workshops and storage areas and has the potential for conversion subject to the necessary planning consents, a large garage and a further detached building currently used for kennelling but has potential for a stable block.

The gardens complement the property beautifully and are principally laid to lawn with a wonderful paved terrace creating a perfect alfresco entertaining spot enjoying views over the grounds, the surrounding countryside and the river Corve. There are a host of flowering borders retained by stone walls.

The land amounts to about 4.14 acres in all.



Broadstone Mill

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Floorplans

Main House internal area 4,569 sq ft (425 sq m)

Garage internal area 607 sq ft (56 sq m)

Workshop & Store internal area 988 sq ft (92 sq m)

Wood Store internal area 65 sq ft (6 sq m)

For identification purposes only.



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

□ □ □ Denotes restricted head height

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General

Services: Mains water and electricity.
Private drainage. Oil fired central heating.
Fibre optic broad band available.

Local authority: South Shropshire District
Council: 01584 813000. Council tax: Band G.

Fixtures and fittings: Only those items known
as fixtures and fittings will be included in the
sale. Certain items such as garden ornaments,
carpets and curtains may be available by
separate negotiation.

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

Agents notes: 1) The property is located in an
Area of Outstanding Natural Beauty. 2) Please
note that the property flooded in 2008 (The
Lower Mill area). Since then the vendors have
taken specialist advice and steps to protect
their home. It has not flooded since. See agents
for specialists report.



Ludlow

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50 offices across England and Scotland,
including 10 offices in Central London



Directions

From Ludlow travel north on the A49, turning right signposted to Culmington on the B4365. Proceed through the village of Culmington and at the T-junction turn right towards Bridgnorth and Much Wenlock (B4368). Proceed for about 5.3 miles passing through the villages of Diddlebury, Aston Munslow and Munslow before turning right (just after the pub), into the private drive of Broadstone Mill.

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