

# KNOWLE BANK FARM

£1,275,000



“A superb family farmhouse with land”

Hopton Wafers, Shropshire

This impressive home serves up that highly sought-after slice of peaceful, country living with the bonus of outbuildings, a lake, stables and paddocks of land.

- Exceptional location
- Great family home
- Array of extensive outbuildings
- Approx 18 acres of paddocks
- A village public house close-by
- Walks and bridal paths on the doorstep





Journey a little way out of the small, Shropshire village of Hopton Wafers, make a turn - through double electric gates - continue along your own private lane, under scaling trees, until you get a glimpse of this substantial property with its private lake, stabling, extensive grounds and uninterrupted views into the distance, all within the same eye line. Quite a first impression.

This farmhouse has always been a hub for family life: watching children grow up, providing a retreat after long days working the land and even hosting its own mini, private festival in its grounds for family and friends. It's a true practical, family home well disposed to that "muddy boots", outdoorsy style of living.

The property has been extended over the years and offers multiple reception rooms and bedrooms, which could offer freedom and privacy for a house of growing teenagers or perhaps elderly relatives. Character is obvious throughout the home: exposed timbers, stone walls and wood burners showing the property's origins, with modernity apparent in the more recent extensions, yet all tying together seamlessly.

The extensive rooms downstairs all flow off the large main hallway and include a farmhouse kitchen, utility room, snug, conservatory, music room, boot room, downstairs bedroom with en suite and a cloakroom. Head up a few steps to the impressive drawing room, replete with beams and a feature fireplace, housing a wood burner.



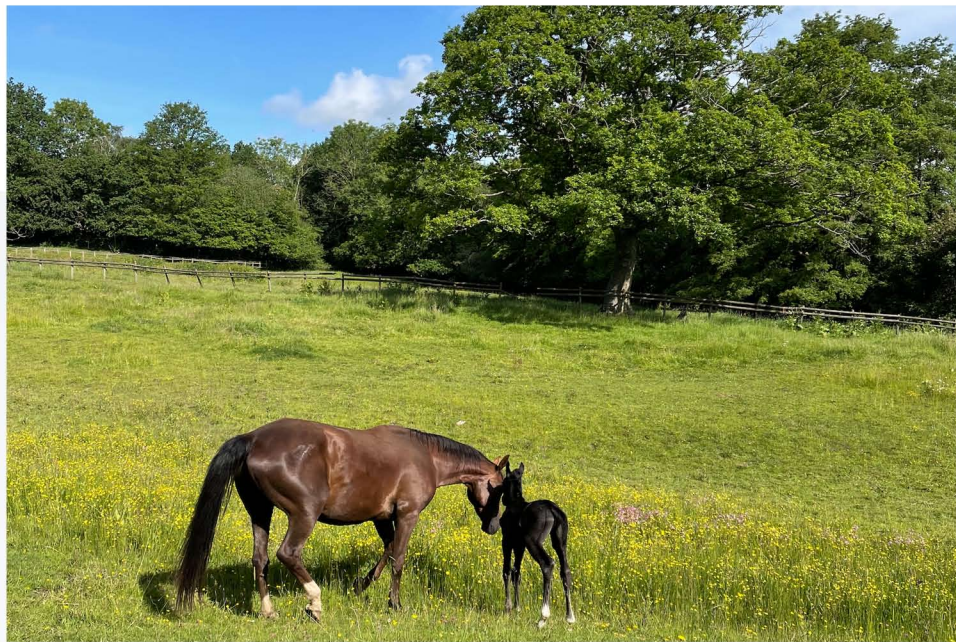
The upstairs comprises a master bedroom with en suite, four further bedrooms, a family shower room and a large, useful storage area which has also been used to act as a bedroom for a surplus of family and friends. A couple of the bedrooms offer terrific, uninterrupted views across the property's land into the distance beyond.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.





**Outside:** Knowle Bank Farm sits encapsulated by its own paddocks, which total approx 18 acres (TBV by buyer's solicitor). The driveway snakes in front of the house, through large lawned gardens, past a large pond and around to two areas offering ample parking and access to the outbuildings. The extensive outbuildings comprise:

- A 60ft x 60ft steel framed barn with concrete base
- A 60ft x 30ft steel framed building with concrete base
- A garage/ workshop with WC
- A stable block
- A wooden cabin with potential for holiday let

Mains electricity and security camera services are supplied to the outbuildings. A property obviously well-suited to those with a love of horses, Knowle Bank Farm also benefits from an outdoor sand riding arena.

**Area:** Hopton Wafers is a quiet village on the outskirts of Clee Hill, an Area of Outstanding Natural Beauty. The village is home to The Hopton Crown public house and only a short drive to the villages Clee Hill and Cleobury Mortimer as well as the historic foodie capital, Ludlow. A service station is also just a few minutes' drive from the property.

**Directions:** Driving from Clee Hill village toward Cleobury Mortimer on the A4117, take a left turn at Hopton Bank Garage. After approx 2/3 of a mile, take a right hand turn down Stockhall Lane (the turning is opposite a concrete bus stop on the left hand side). Continue along Stockhall Lane for 1/4 mile where the turning, and sign, for Knowle Bank Farm can be found on the left.

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