



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## WHITE HOUSE FARM

BLEATHWOOD, LUDLOW, SHROPSHIRE, SY8 4LX

GUIDE PRICE

**£325,000**



**A PERIOD COUNTRY COTTAGE FOR COMPLETE RENOVATION  
WITH A RANGE OF TRADITIONAL FARM BUILDINGS WITH POTENTIAL AND A Paddock.**

- KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM, UTILITY & LAUNDRY ROOM
- COTTAGE GARDENS
- TRADITIONAL BRICK RANGE
- STONE & TIMBER BARN
- MODERN CATTLE SHED
- PONY Paddock

**NICK CHAMPION LTD**

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)





# WHITE HOUSE FARM, BLEATHWOOD, LUDLOW, SHROPSHIRE, SY8 4LX

## APPROXIMATE DISTANCES

Tenbury Wells – 3.5 miles, Ludlow – 4 miles, Leominster – 12 miles, Kidderminster – 21 miles, Hereford – 25 miles, Worcester – 25 miles, M5 Junction 6 – 27 miles, Shrewsbury – 34 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T-junction turn left onto the A456 sign posted Shrewsbury/Leominster. Proceed for 1.6 miles before turning right onto a council lane sign posted Bleathwood. Continue for 1.9 miles before turning left onto an unmarked council lane immediately after a red post box. The property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

White House Farm is tucked away on a country lane with only three other dwellings in the rural hamlet of Bleathwood. The property is only a short drive away from the thriving market towns of Tenbury Wells and historic Ludlow; both of which offer a wide range of amenities.

White House Farm comprises of an attractive detached country cottage requiring complete renovation surrounded by garden with an adjacent range of traditional farm buildings, a modern cattle shed and a pony paddock. The cottage retains many character features including quarry tiled floors, and exposed beams and floorboards; whilst the farm buildings provide tremendous potential for conversion for residential, leisure or business use (subject to planning).

## ACCOMMODATION

An entrance door with a lead canopy porch opens into the sitting room which has an open fire. The dining room has an open fire in a period surround (not in use) and an understairs cupboard. The kitchen has a Woodwarm wood burning stove, a range of base and wall units incorporating a stainless steel sink/drainer, space for a cooker and fridge, and leads to the dairy which still has meat hooks and a cold slab. There is a lean-to utility room with a sink/drainer unit, plumbing for a washing machine and a door to outside. The back hall which is approached via the sitting room has a door to outside and also leads to the laundry room which has an airing cupboard with shelving, and to the bathroom which has a bath, pedestal basin and wc. Stairs rise up from the kitchen and back hall to the first floor where there is a double bedroom and two landing double bedrooms, all with dormer windows.

## OUTSIDE

The property is approached via a no through council lane and parking is available on hardstanding in the courtyard in front of the traditional farm buildings. The attractive timber fenced garden to the front of the property has a variety of shrub and flower borders, a well with a cast iron pump and a concrete path leads around the cottage to the generous rear garden which has been cleared and incorporates a large concrete pad formerly for a fowl house, and an old brick and tile privy.

The range of traditional farm buildings incorporates an L-shaped brick and tile building forming two pigscots with adjacent pig pounds with a loft over, a stable, a workshop with stairs up to a granary loft, a feed alley and a second stable with access to the paddock. Adjoining on the east gable end is a part block and part corrugated iron cattle shed with a manger, with an attached open fronted corrugated iron store, which in turn is attached to a part stone and part timber framed 2 bay barn which has a clay tiled roof and a lean to corrugated iron store and a lean-to brick and clay tile garden/log store adjacent to the cottage.

Beyond the traditional brick range of farm buildings is a modern part block and part Yorkshire boarded 3 bay portal cattle shed (43'8" x 28'8") with rear access to the paddock and a lean-to block and corrugated iron workshop (23'6" x 9'4"). The level paddock has a pond in one corner. The whole extends to about 0.947 acre (0.383 ha).

## SERVICES

Mains water and electricity are connected.  
Private drainage.

## LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000  
Council Tax Band E

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request.

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## MORTGAGES

For a mortgage calculation visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

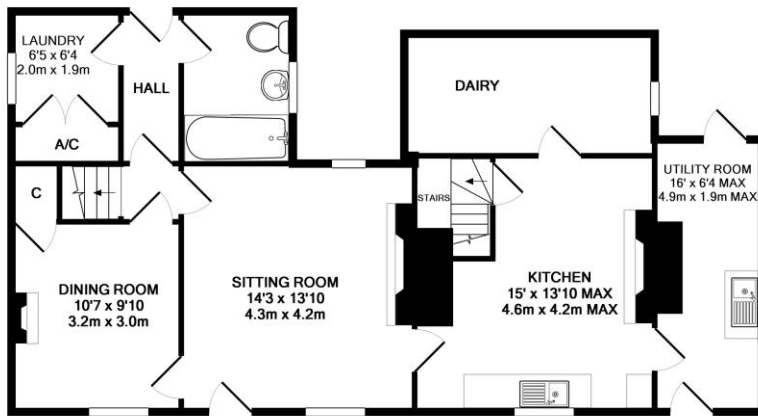
Photographs taken on 12<sup>th</sup> September 2017.  
Particulars prepared September 2017.





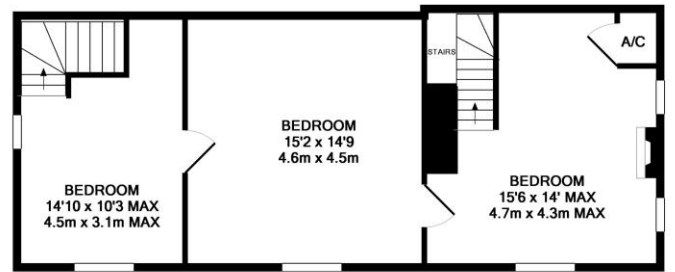




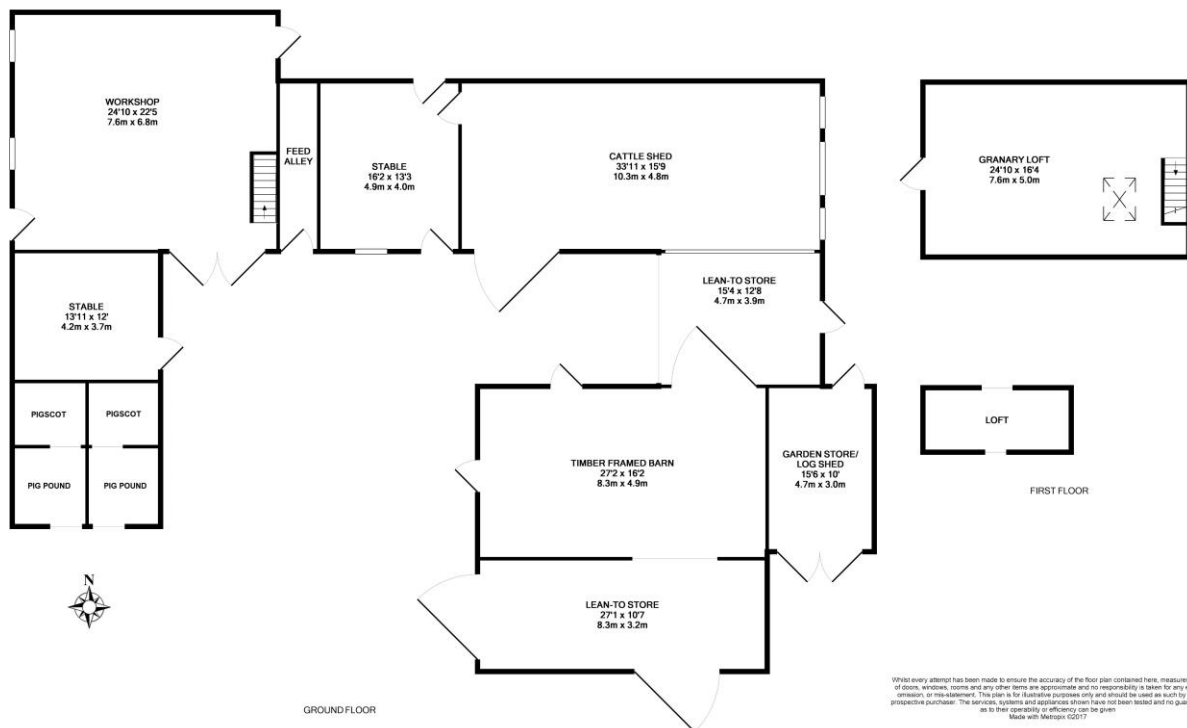


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FIRST FLOOR



GROUND FLOOR

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.