



UPPER NORNCOTT,  
HEATH, BOULDON,  
SOUTH SHROPSHIRE, SY7 9DS



NICK  
CHAMPION

# UPPER NORNCOTT, HEATH, BOULDON, SOUTH SHROPSHIRE, SY7 9DS

## LOST IN TIME - A SIMPLY STUNNING AND HISTORIC RURAL RETREAT.

- FITTED KITCHEN AND BREAKFAST ROOM
- DINING ROOM WITH INGLENOOK, STUDY/SNUG
- OAK PANELLED SITTING ROOM WITH INGLENOOK

### APPROXIMATE DISTANCES

Ditton Priors – 5 miles, Ludlow – 10 miles,  
Craven Arms – 10 miles, Bridgnorth – 14 miles,  
Shrewsbury – 26 miles, Birmingham – 45 miles.

### DIRECTIONS

Take the Fishmore Road (SY8 2LU) north out of Ludlow, and after 1 mile bear right signed Haytons Bent/Clee St Margaret. Follow the road for 7 miles to Clee St Margaret and continue through the village and on through the ford, then immediately turn left signed Abdon/Ditton Priors/Village Hall. Follow the road for 0.6 mile and turn left at the crossroads signed Bouldon/Peaton. After 0.2 mile and just after passing a small farm on the left the driveway to the property will be found on the right as indicated by a Bridlepath marker post.

### SITUATION & DESCRIPTION

Upper Norncott is situated amidst the glorious rolling pastoral countryside of the Shropshire Hills Area of Outstanding Natural Beauty with Abdon Hill as a backdrop.

The historic market town of Ludlow is just a 20 minute drive, whilst Bridgnorth is about 30 minutes away.

Upper Norncott is approached off a quiet council lane by a gated stoned track which passes on down through the farm to the centrally and very privately situated farmhouse which enjoys fine views across the surrounding countryside and to Abdon Hill. The farm's setting provides superb opportunities for walking and outriding amidst the surrounding countryside and quiet country lanes.

The area of Norncott is assumed to have been part of Wenlock Priory's Manor of Stoke St Milborough in 1086. The Grade II Listed 16<sup>th</sup> Century stone, part-timber and water reed thatched roof farmhouse just oozes history and character throughout, exemplified by the panelling dated 1595 above the inglenook fireplace in the parlour. The present owners have sympathetically modernised and restored the farmhouse to its former glory over the past 20 years together with the adjacent

- FIVE BEDROOMS AND TWO BATH/SHOWER ROOMS
- LAUNDRY ROOM, WASHROOM AND CELLAR
- 17<sup>TH</sup> CENTURY BARN AND COBBLED FOLDYARD

Grade II Listed 17<sup>th</sup> Century barn and cowhouse, both of which overlook a delightful rose bordered and part cobbled foldyard. The farmhouse is abutted by a pretty cottage garden and surrounded by orchards and an arboretum, with individual specimen trees also planted alongside the approach to the farmstead. The pasture land envelopes the farmstead and a block of mixed woodland plantation lies to the northeast.

### ACCOMMODATION

The porch opens into the entrance hall with salt alcove which leads off to the oak panelled parlour/sitting room which has a flagstone floor, inglenook fireplace housing a Franco Belge stove and shuttered window; and to the dining room which has a quarry tiled floor, inglenook fireplace with inset bread oven, and partially glazed doors to outside. A step up leads through to the breakfast room which has an understairs cupboard, and to the kitchen which has a range of fitted pine base and wall mounted units incorporating a sink/drain, an integral Stoves double oven, with hob and extractor hood over, and an integral fridge and freezer. Leading off the parlour/sitting room is a study/snug which has a cast iron open fireplace (not in use).

Stairs rise up from the breakfast room to a landing with a wash room with hand basin, bidet and wc. The master bedroom has a cupboard and pull out fitted storage units. There are two further bedrooms, the larger with a pedestal basin. A second staircase rises up from the study/snug to a landing leading to two double bedrooms, one of which has a cupboard with shelving and a hand basin, and the other with a step up to an alcove set against the chimney breast with a wardrobe with overhead storage and a sliding door to eaves storage housing the water tank. A bathroom with a bath, pedestal basin, wc and heated towel rail; and a shower room with an Aqualisa shower, vanity basin unit, wc and heated towel rail are located at opposite ends of the ground floor.

From the study/snug a door opens onto steps which lead down to the cellar. The laundry room is accessed via an open porch off the dining room and has a quarry tiled floor, a Belfast sink and plumbing for a washing machine.

- COTTAGE GARDEN, POND, ARBORETUM AND ORCHARDS
- PASTURE LAND AND WOODLAND
- 51.354 ACRES, 20.782 HECTARES (TBV)

### FARM BUILDINGS

The farm buildings comprise of the 17<sup>th</sup> Century six bay stone, weatherboarded and tiled roof barn/cowhouse (approx. 91'6" x 17'") with part cobbled floors and the end two bays having lofts over. Adjacent is a steel framed two bay barn (30' x 24') with pole barn lean-to (24' x 18').

### THE LAND

The 42 acres or thereabouts of pasture land is well fenced into convenient sized paddocks with stout Holly hedges providing shelter and is generally level to gently sloping down to a tributary stream to the River Corve which meanders alongside the northern boundary. Many fine ornamental trees including Giant Redwood have been planted around the farm to further enhance its appeal, which are complimented by numerous mature Oak and Ash trees within the field boundaries. The plantation of mainly Oak, Ash, Wild Cherry and Silver Birch was planted in the late 1990s under a Woodland Grant Scheme. The orchards host a variety of apples, plums, pears and damsons. The whole extends to about 51.354 Acres, 20.782 Hectares.

### TENURE

Freehold with vacant possession on completion.

### FIXTURES & FITTINGS

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

### SERVICES

Mains electricity (single phase).  
Mains water to the farmhouse and field troughs.  
Private drainage.  
Partial underfloor electric heating.

### LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band G

### ENERGY PERFORMANCE CERTIFICATE

EPC not required – Grade II Listed.

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## PLANS, SCHEDULES & BOUNDARIES

The farm plan with these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agents will be responsible for defining boundaries or ownership thereof.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The initial approach to Upper Norrcott is along a gated and stoned bridleway (BW11), and two footpaths (FP11 & FP12) also cross over the land.

## METHOD OF SALE

The property is for sale by private treaty as a whole or in a range of lots to suit.

**Lot 1** – The farmhouse, farm buildings, gardens, orchard, arboretum and woodland, about 10.673 acres.

**Lot 2** – About an additional 11.069 acres of pasture land.

**Lot 3** – About an additional 8.728 acres of pasture land.

**Lot 4** – About an additional 20.884 acres of pasture land.

**Lot 5** – The whole – about 51.354 acres, 20.782 hectares.

**N.B.:** The Vendors are willing to consider offers for Lot 1 and any combination or apportionment of the land to suit both parties.

## VIEWING

By prior appointment with the Sole Agent: –  
Nick Champion – Tel: 01584 810555

To view all of our properties for sale and to let go to:-  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

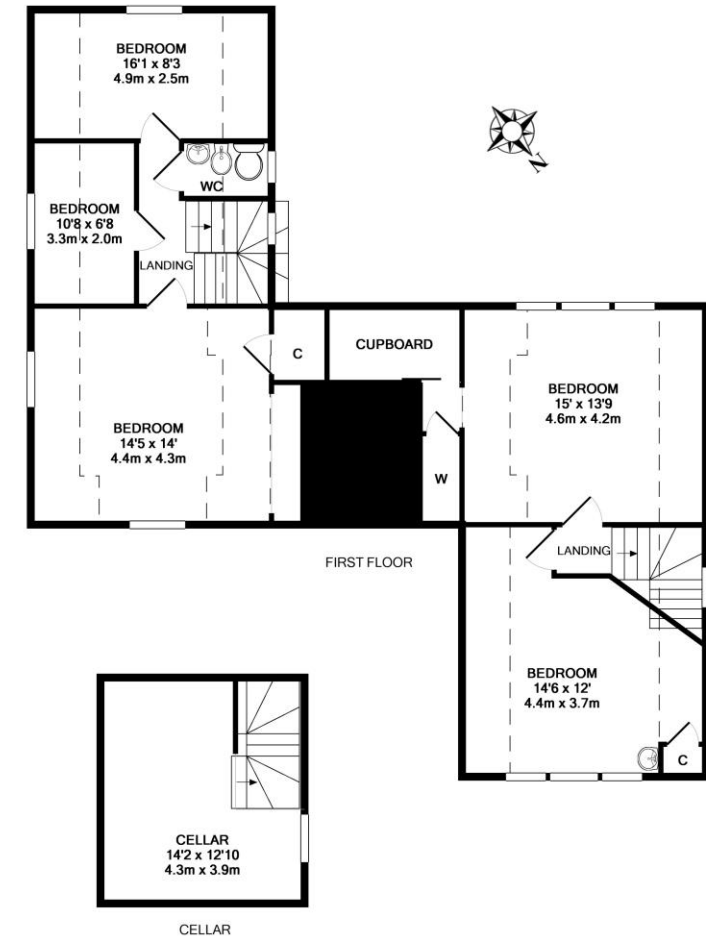
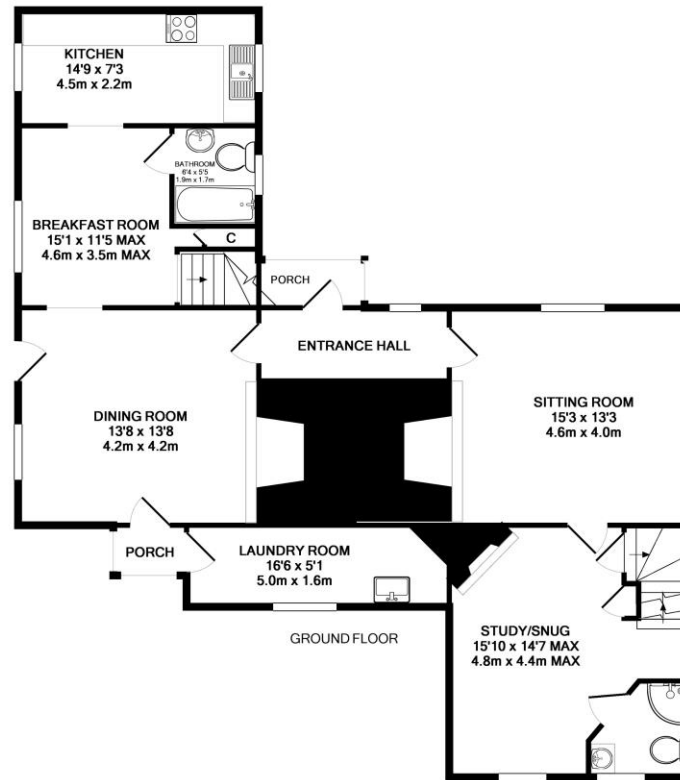
## LONDON SHOWROOM

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

PHOTOGRAPHS TAKEN: 10<sup>th</sup> May 2018

PARTICULARS PREPARED: May 2018

PARTICULARS AMENDED: July 2018



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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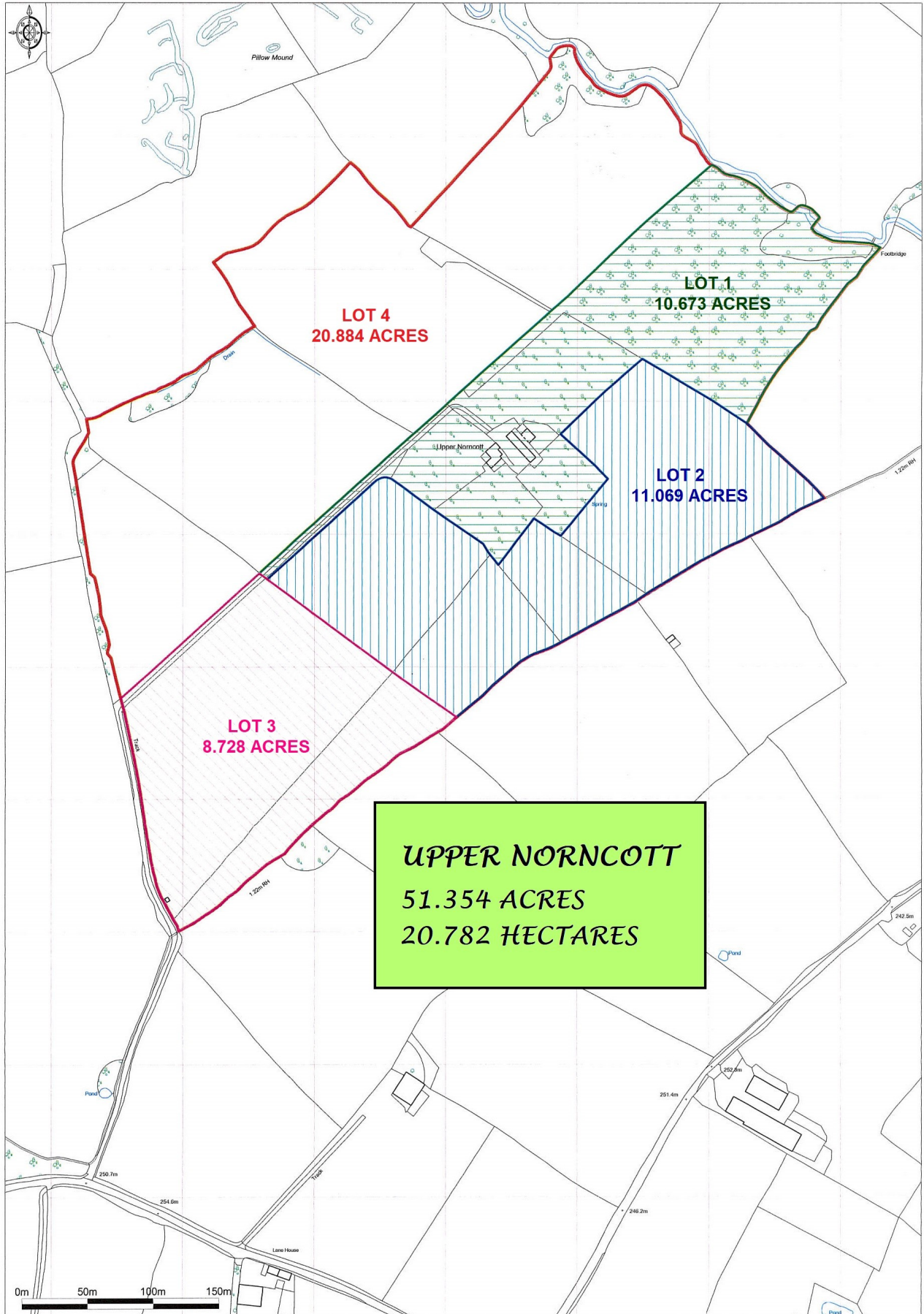
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**20.782 HECTARES**