



NICK
CHAMPION



MARK WIGGIN
ESTATE AGENTS



Whatmore Court
Nash, Shropshire, SY8 3AY





An outstanding country house with annexe, cottage, an exceptional range of outbuildings and superb views, sitting within 96 acres.

Tenbury Wells 2.5 miles, Cleobury Mortimer 6 miles, Ludlow 8.2 miles, Hereford 25.9 miles

Reception hall | Kitchen/breakfast room | Study | Drawing room | Dining room | Utility room | Pantry | Boot room | Orangery/garden room | Indoor pool | Principal bedroom with en-suite bathroom | Four double bedrooms | Two family bathrooms | Attic room | Extensive cellarage | One bed annexe | Drake Cottage - Three bedrooms | Landscaped gardens | Ponds
Excellent range of outbuildings | Stabling | 96.18 acres in total | For sale as a whole or in four lots | EPC: Whatmore Court - G Cottage - E

Lot 1 - Farm House, Annexe, Drake Cottage, Farm Buildings and Land - About 16.90 acres (6.84 hectares)

Whatmore Court Farm is a delightful small country estate with an impressive farmhouse set in an idyllic rural location, with the benefit of an annexe, a three bed cottage, useful range of outbuildings and farm buildings, all set within around 96.18 acres. Whatmore Court is a period brick farmhouse offering exceptional proportions and accommodation throughout. Entrance to the ground floor accommodation is via a delightful orangery/garden room providing summer dining and leading through to the wonderfully spacious kitchen/breakfast room which is fitted with handmade pine and oak units with a double Belfast sink and a traditional four-oven AGA. The room offers superb proportions allowing ample space for informal dining in front of the wood burning stove.



Steps lead up from the kitchen to the study which enjoys a double aspect with wonderful views and has a connecting door through to the Duck Cottage Annexe. The drawing room is a particularly attractive and well proportioned room with a high ceiling with exposed beams, a large inglenook fireplace, a bay window with views over the garden and a French door opening out to the gardens. The dining room has exposed beams and houses the impressive staircase. A utility room offers storage and a wash basin and adjacent is a useful pantry. The boot room has a decorative sky light and a door out to the rear gardens. The indoor pool room has a vaulted ceiling with exposed beams and a 6.85m, wave swimming pool (currently not in use) and French doors out to the gardens. Leading off the pool room is an adjacent boiler/pump room. On the first floor, the principal bedroom is an exceptionally proportioned room with a double aspect



enjoying views over the gardens and countryside beyond and has a well-equipped en-suite bathroom. There is another large double bedroom on the first floor and a family bathroom. On the second floor, there are three further double bedrooms and a family bathroom.

Two barn conversions overlook the courtyard gardens including the Annexe (Duck Cottage) and Drake Cottage. Duck Cottage comprises kitchen/dining room, sitting room, stairs to landing (connecting door to farm house), one double bedroom and a bathroom. Drake Cottage also known as Whatmore Court Cottage comprises sun room/boot room, kitchen/dining room, sitting room, three bedrooms and a bathroom. The cottage and annexe are ideal for AST's, holiday letting or multi generation living.





Outside

The gardens surrounding Whatmore Court are particularly attractive and amidst which the former courtyard has been sympathetically landscaped to create a most pleasant space ideal for seasonal al-fresco dining and entertaining, with paths, terraces and water features. The front gardens are mainly laid to lawn with some mature trees, well stocked herbaceous borders and shrubbery throughout and a pretty duck pond. Around the gardens are various garden stores and a green house. The property benefits from extensive cellarage accessed from an external door providing ample storage.

Outbuildings

Attached to the house is a useful workshop/garden store and boiler room with mezzanine storage. Overlooking the courtyard gardens with access off the separate farm drive are two traditional brick ranges including a garage with open fronted garden store and dog kennelling on one side and a block of stabling with a shoot room and storage and a craft workshop extension on the other with a brick Wainhouse beyond. The steel framed farm buildings are approached off the farm drive and include a Mifflin cattle shed (60' x 60') with raised central feed passage, a J Ruck fodder barn (60' x 45') and attached to the rear of the stable block is a lean-to extension forming grain and implement storage.

The Land

Lot 1 includes two useful grazing fields which both have access from the farm drive. Adjoining the grassland to the north is a belt of woodland with a stream feeding into a duck pool and flowing on down to join the Padgebrook. A 15m domestic wind turbine (currently out of use) adjoins the farmstead to the north.





**Lot 2 - Arable Land - About 15.65 acres
(6.33 hectares)**

A prime level to gently sloping grade 2 arable field which lies to the south of the farmstead and has gated access and road frontage.

**Lot 3 - Arable and Pasture Land -
About 40.97 acres (16.58 hectares)**

A useful ring-fenced block of two excellent arable fields and a grazing field with a spring fed water supply. Within and adjoining the grass field are parcels of young woodland with a duck pool and the sloping topography provides the potential for some high pheasants as well as offering exceptional views across the farm.

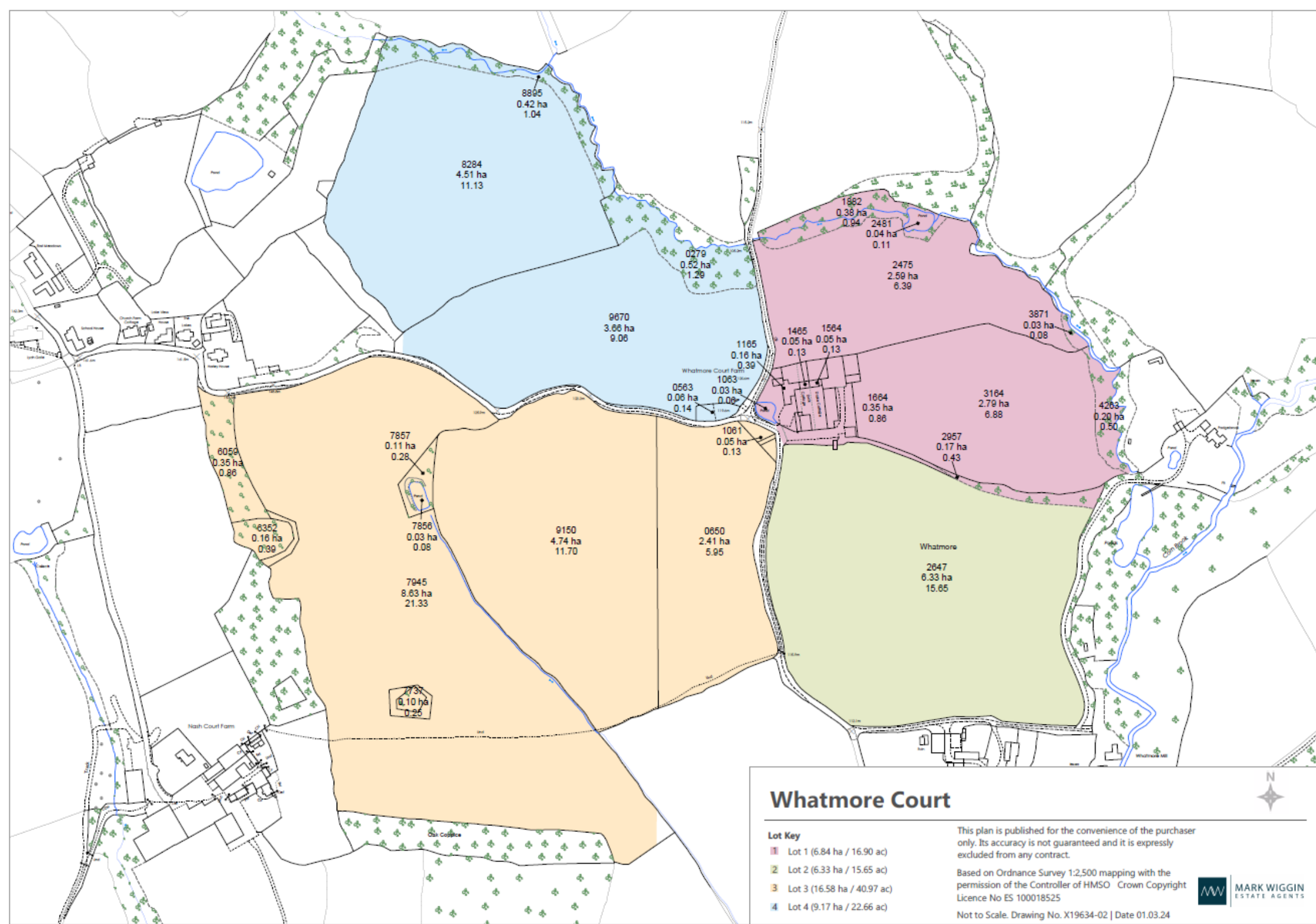
**Lot 4 - Arable Land and Woodland -
About 22.66 acres (9.17 hectares)**

Two productive arable fields currently in a short-term high energy grass rotation with road frontage, access to stream water and with an adjoining belt of mixed woodland. The block includes a separate free range poultry paddock with fruit trees approached off the lane junction.

Situation

The property sits within the rural village of Nash surrounded by glorious rolling countryside. The village is just 2.5 miles from the vibrant market town of Tenbury Wells, which offers all the day-to-day amenities required including supermarkets, independent shops, pubs, restaurants and much more. Just further afield is the historic market town of Ludlow which offers further amenities and a train station. For a wider shopping experience, Hereford and Worcester can be reached at around 45 minutes away.





8895
0.42 ha
1.04

8284
4.51 ha
11.13

9670
3.66 ha
9.06

9150
4.74 ha
11.70

0650
2.41 ha
5.95

Whatmore
2647
6.33 ha
15.65

1882
0.38 ha
0.94

2481
0.04 ha
0.11

2475
2.69 ha
6.39

3871
0.03 ha
0.08

1465
0.05 ha
0.13

1564
0.05 ha
0.13

1664
0.35 ha
0.88

3164
2.79 ha
6.88

4263
0.20 ha
0.50

2957
0.17 ha
0.43

7857
0.11 ha
0.28

7856
0.03 ha
0.08

0.10 ha
0.25

7945
8.63 ha
21.33

1165
0.16 ha
0.39

0563
0.06 ha
0.14

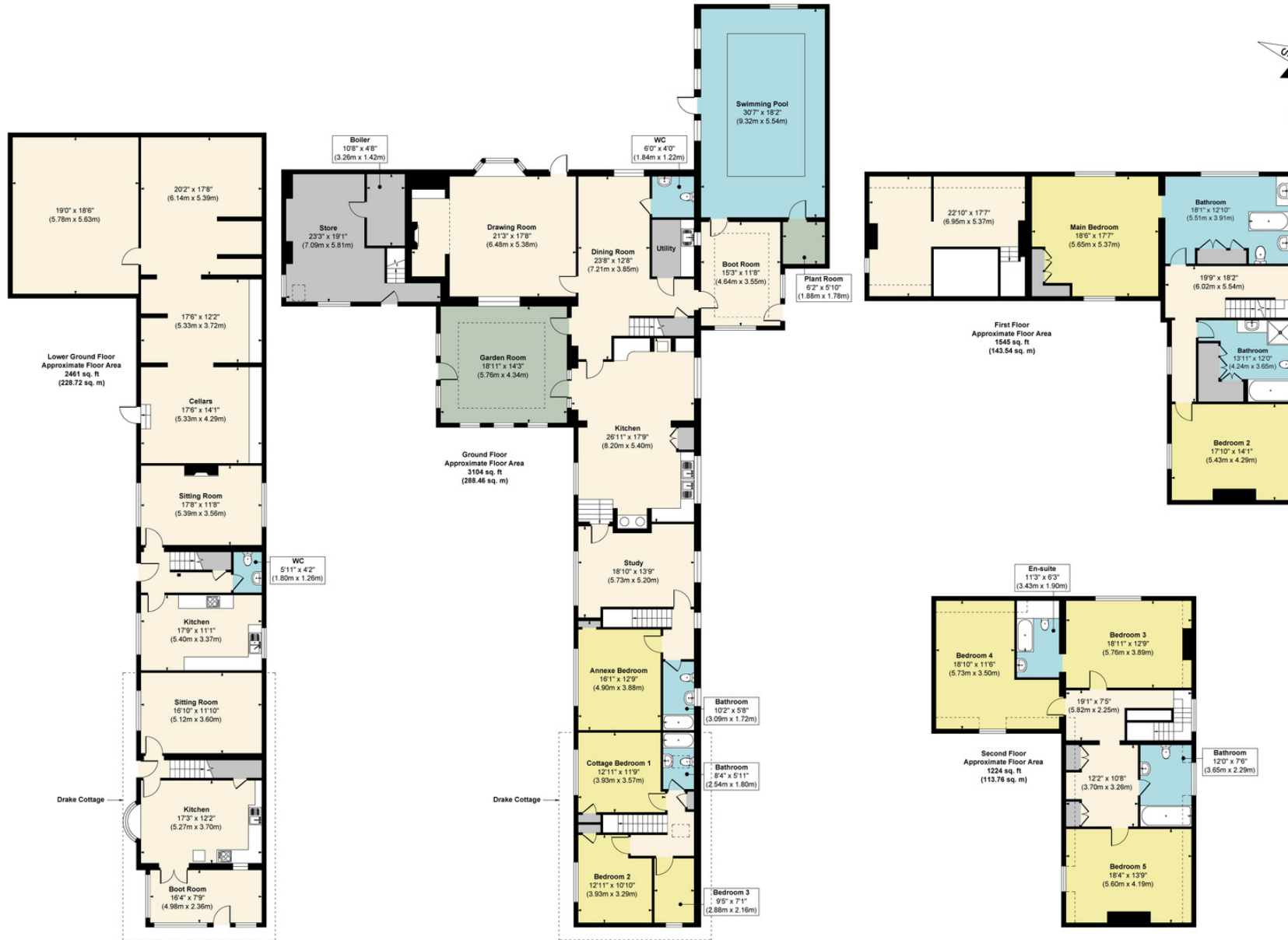
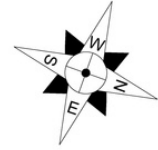
1063
0.03 ha
0.08

1081
0.05 ha
0.13

Nash Court Farm

Whatmore Court Farm

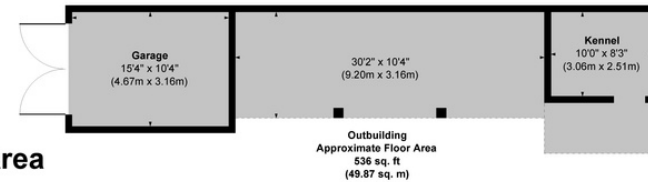
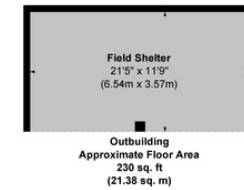
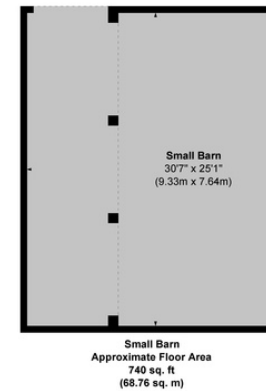
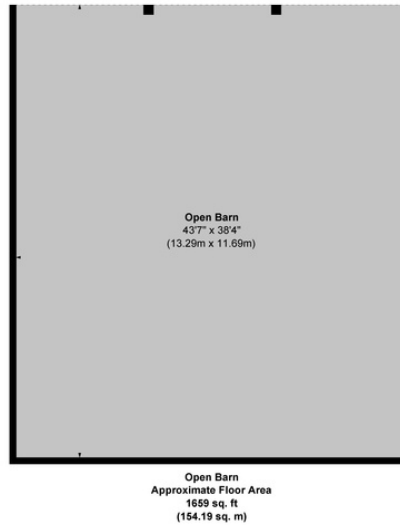
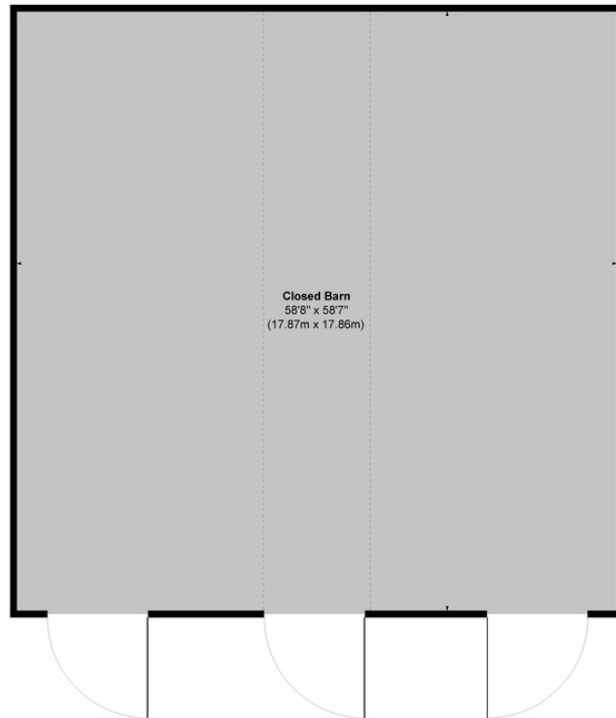
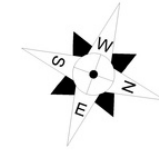
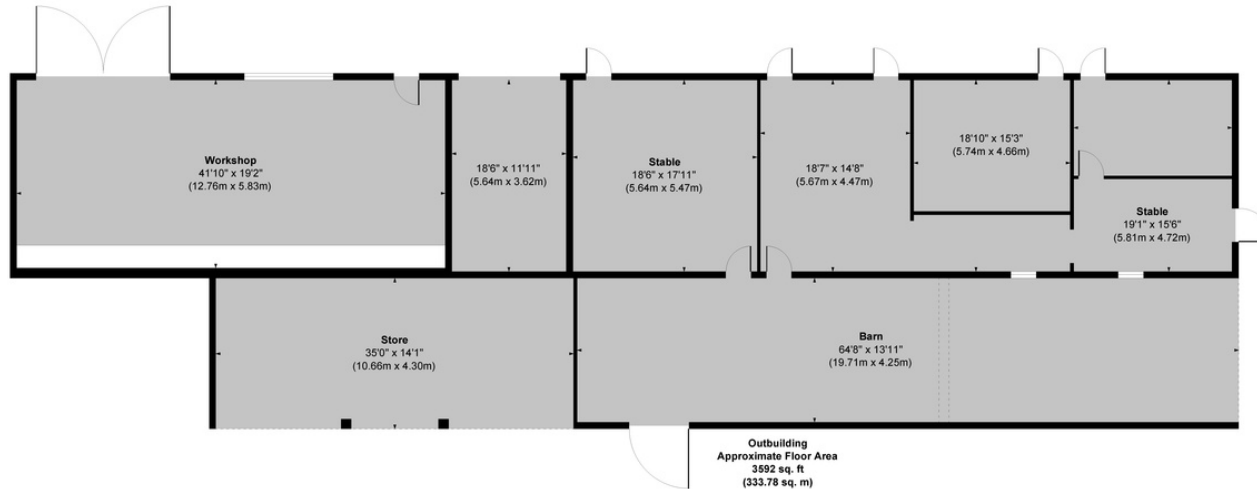
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Approx. Gross Internal Floor Area
Main House = 8334 sq. ft / 774.48 sq. m
Annexe = 231 sq. ft / 21.50 sq. m
Drake Cottage = 472 sq. ft / 43.94 sq. m

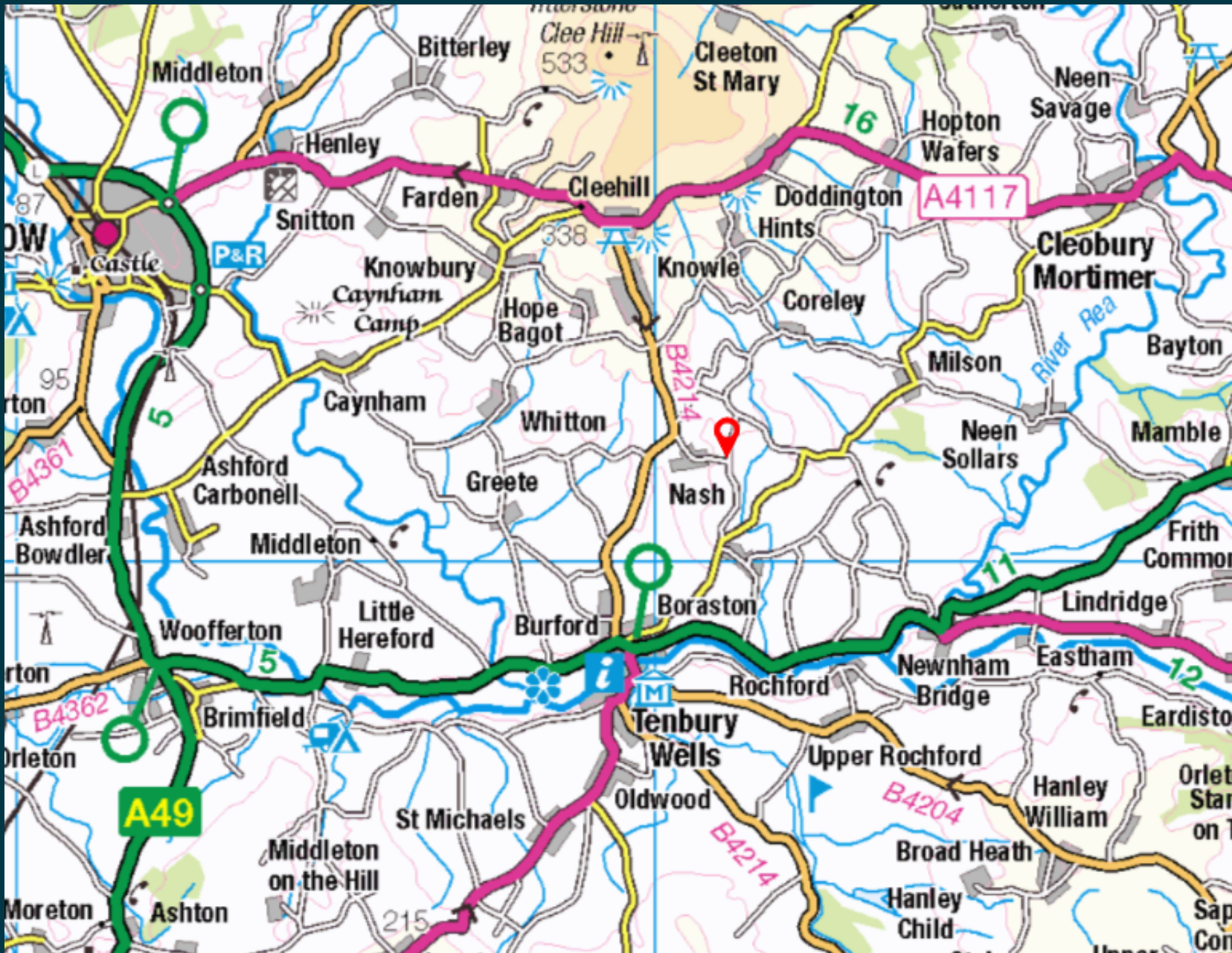
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Approx. Gross Internal Floor Area
Barn = 6746 sq. ft / 626.85 sq. m
Workshop = 991 sq. ft / 92.14 sq. m
Stable = 1206 sq. ft / 112.11 sq. m
Store = 481 sq. ft / 44.77 sq. m
Garage = 171 sq. ft / 15.87 sq. m
Outbuilding = 595 sq. ft / 55.37 sq. m

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Directions: From Tenbury Wells, proceed towards Boraston Lane following sign posts for 'Cleobury Mortimer'. Continue on this road for about 1.1 miles and turn left signposted for Whatmore and Nash. Continue for about 0.8 of a mile and find the property on your right hand side.
 What3words - ///alike.polished.captive

Local Authority: Shropshire Council.

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

Council Tax: Whatmore Court - Band G. Cottage: Band C.

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.

Agents Notes: Please note there is a right of way to a burial site on Lot 3. Please refer to the agents for further details.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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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 May 2023. Photographs dated May 2023. 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