



# BRICK HOUSE FARM

GREETE, LUDLOW, SHROPSHIRE, SY8 3BZ



NICK  
CHAMPION

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## A HANDSOME GRADE II LISTED GEORGIAN FARMHOUSE FOR COMPLETE RESTORATION WITH PART WALLED GARDENS, A PADDOCK AND FARM BUILDINGS IN AN IDYLIC RURAL SETTING.

- FARMHOUSE KITCHEN
- THREE RECEPTION ROOMS
- LARDER, UTILITY ROOM AND CLOAKROOM
- SIX BEDROOMS – ONE ENSUITE
- LARGE ATTIC SPACE WITH POTENTIAL
- CELLARAGE
- COACH HOUSE/GARAGE WITH ATTACHED STORE
- EXTENSIVE DRIVEWAY PARKING
- MODERN FARM BUILDINGS
- PART WALLED GARDENS
- PONY PADDOCK
- IN ALL ABOUT 1.153 ACRES (TBV).

### APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2.5, Ludlow – 5, Kidderminster – 20, Worcester – 24, M5 Junction 6 – 26, Hereford – 26, Shrewsbury – 35, Birmingham – 40.

### DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster/Shrewsbury. Proceed for 0.9 mile before turning right signed Greete and continue for a further 1.5 miles before turning left at the T Junction, and after 0.2 mile at the crossroads turn right onto the no through road leading to Greete Church. The property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

### SITUATION & DESCRIPTION

Brick House Farm overlooks the Church of St James in the parish of Greete and is nestled amidst beautiful rolling countryside alongside a no through lane between the market town of Tenbury Wells and historic Ludlow. The adjacent traditional and modern farm buildings that formerly belonged to Brick House Farm are in the process of being converted to high quality residential units. The property is within the catchment areas for the popular Bishop Hooper C of E Primary School and Ludlow C of E High School. There are several excellent private schools in the locality including Moor Park, Lucton School, The King's School and RGS in Worcester, and Hereford Cathedral School, and transport to these schools is available locally.

Brick House Farm is a handsome and imposing south facing Grade II Listed square plan farmhouse constructed circa 1760 of brick elevations with a hipped tiled roof. The property features a brick storey band and four large integral brick chimneys at each corner with ornamental projecting courses and caps. Later Victorian extensions include a two storey former coach house and single storey ancillary wing. The property has accommodation set across two storeys with a substantial attic and cellars. The property has features of particular historical interest including the original front and rear studded doors, the oak staircase and the oak panelled interior doors. The property is in need of complete restoration and will create a fabulous family home set in its own walled gardens with a paddock and useful outbuildings – in all about 1.153 acres (tbv). The property is offered with no upward chain.

### ACCOMMODATION

The porch with decorative glazed side panels and an original oak studded door opens into the entrance hall with an oak floor and leading to two reception rooms, one of which has an oak floor, tiled open fireplace (not in use), an inset cupboard, sash window with shutters and a bow window, the other with an open fireplace with a white painted wooden surround (not in use), and inset oak shelving and a cupboard. The farmhouse kitchen has a quarry tiled floor, exposed beams, a Rayburn Royal, fitted units incorporating a stainless steel sink/drainage, and space for appliances. The adjacent oak panelled parlour/snug has

a quarry tiled floor, a cast iron open fireplace (not in use), and an inset oak cupboard and shelving. A back hall leads to a larder with a flagstone floor, cold slabs and meat hooks, and a utility room with a brick floor, a Belfast sink, a cloakroom with wc, and a door to the rear yard. From the kitchen an original oak studded door opens out onto a covered walkway with a door to the parking area. The attached coach house/garage has wooden double doors, and a lean-to former laundry now utilised as a store features the original coppers.

Stairs off the kitchen rise up to the first floor landing. An ensuite bedroom has a bath with a mixer shower attachment and a vanity basin, an airing cupboard and store cupboard. There are four further double bedrooms, two of which have open fireplaces (not in use). A second landing leads to a bedroom/box room and a wc.

From the first floor landing stairs rise up to the attic which has four sections with skylights and wonderful exposed beams.

Steps off the kitchen lead down to the cellarage split into three rooms with brick and flagstone floors and cold slab storage.

### OUTSIDE

A private stoned driveway leads off the lane and provides ample informal parking and turning.

The sheltered and sunny part walled gardens extend to the

south and east and are mainly laid to lawn with roses and shrubbery, and intertwined by privet hedging and leylandii screening.

The farm buildings and paddock are accessed from the driveway and include a three bay steel framed barn and lean-to (45'6" x 41'6") and an adjoining six bay steel framed barn (72' x 24'6"). The fenced pony paddock with some old fruit trees lies to the east.

### SERVICES

Mains water and electricity are connected.  
Part oil fired central heating – Rayburn. Private drainage.

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating G - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2348-9420-2294-3521>

### TENURE

Freehold with vacant possession on completion.

### LOCAL AUTHORITY

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

### HISTORIC ENGLAND

Brick House Farmhouse - Grade II Listed

List Entry Number: 1383507

<https://historicengland.org.uk/listing/the-list/list-entry/1383507>

### PLANNING

The property may offer potential for further development including the conversion of the farm buildings and residential building plot(s) subject to planning and Listed Building Consent. The Vendors have not made any formal enquiries into the planning potential.

### OVERAGE/UPLIFT

The property will be sold subject to an overage/uplift to be restricted to planning consent(s) for additional dwellings

only (excluding annexes). Further details are available upon request from the Agent.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/or Surveyor.

### PLAN AND BOUNDARIES

The plan reproduced within 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 Vendor nor the Vendor's Agents will be responsible for defining boundaries or the ownership thereof.

N.B. The Developers of the adjacent farm buildings are responsible for the erection of the boundaries against Brick House Farm (see Contract).

### FIXTURES & FITTINGS

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

### METHOD OF SALE

The property is for sale by private treaty.

Offers in excess of £500,000

### VIEWING

**Strictly by prior appointment with the Sole Agents: –**

**Nick Champion** Tel: 01584 810555 E-mail:

[info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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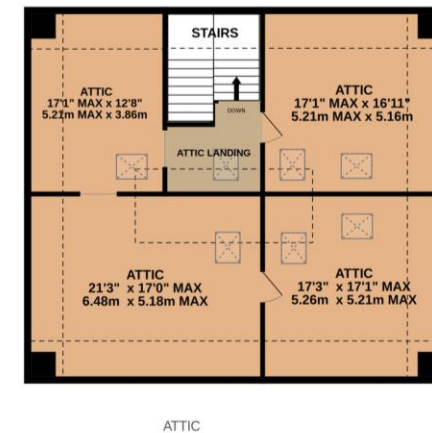
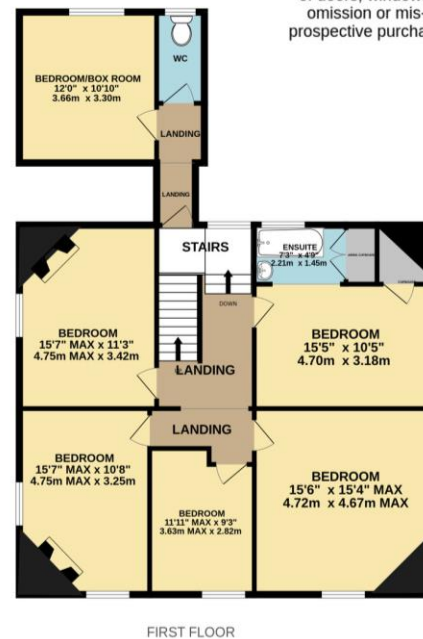
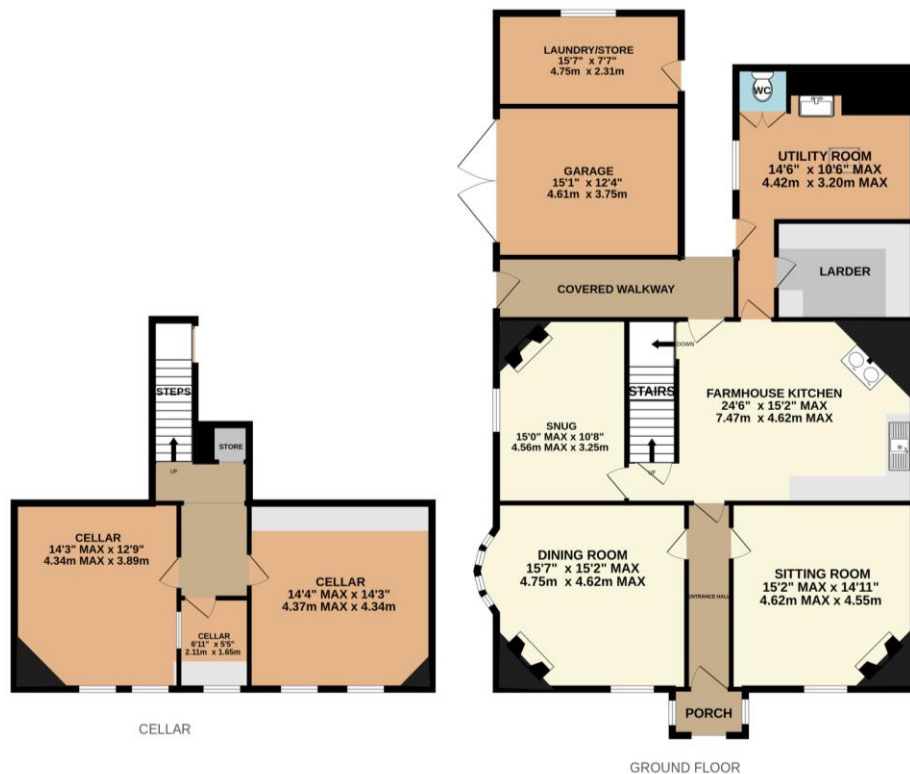
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PHOTOGRAPHS TAKEN: 19<sup>th</sup> December 2024

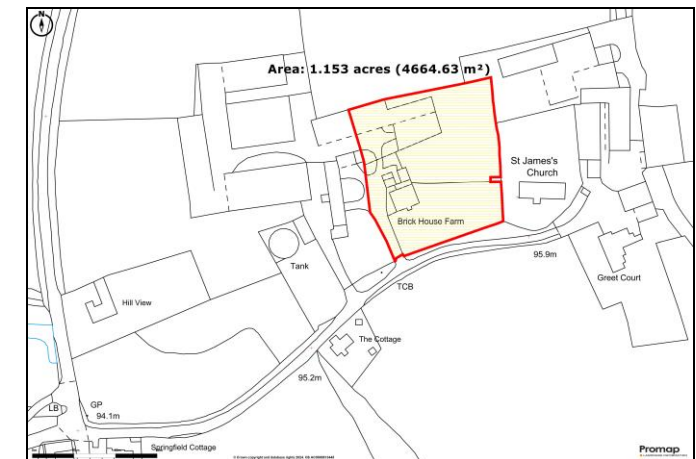
PARTICULARS PREPARED: January 2025

PARTICULARS UPDATED: 14<sup>th</sup> March 2025





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