



Hodge Nichols Farm
Bridgnorth, Shropshire





Hodge Nichols Farm

Chelmarsh, Bridgnorth
Shropshire, WV16 6QA

An equestrian smallholding with portfolio of let property, range of outbuildings with equestrian facilities, pasture and woodland extending in total to approximately 22.76 Acres (9.21 Ha)

- Hodge Nichols Farmhouse & Annex: 5 beds in total, both let on AST's.
- Willow Barn: 3 Bed Barn Conversion with PP for 2 additional bedrooms & bath, let on AST.
- The Lodge: 3 bed wooden chalet used as a holiday let
- Outbuildings inc Dutch Barn with lean-to comprising with 11 loose boxes (scope for more), tack , feed rooms and hay store
- 40m x 22m Outdoor Manege.
- Static Caravan: 2 bed.
- Enclosed parking sweeps & horse box parking yard areas.
- Superb private rural setting in excellent commuter location.
- Available with VP or with existing rental portfolio.
- Accounts available to seriously interested parties post viewing.
- Approx 22.76 acres, inc: 13.05 acres pasture and 7.83 acres woodland, gardens & yard.



Chelmarsh 2m | Bridgnorth 6m |
Wolverhampton 20m | Shrewsbury 27m |

Situation

Hodge Nichols benefits from a delightful rural location, with glorious far reaching rural views on offer around the smallholding. Yet it is conveniently close to the village of Chelmarsh offering a church, public house and 100 acre reservoir providing location for leisure pursuits with a more comprehensive range of services available in the market town of Bridgnorth. It is also conveniently situated for commuting across the west midlands conurbations.

Description

Hodge Nichols Farm is an equestrian smallholding with both residential and commercial accommodation, equestrian facilities & approximately 22.76 acres. The farmhouse, annex and barn conversion are let out on ASTs and the "The Lodge" is run as a holiday let via a specialist holiday let company.

Vacant possession of part or the whole could be provided with the standard notice periods of an AST if required.

The sale of Hodge Nichols Farm is likely to have a broad appeal with the range of residential / commercial/equestrian opportunity available and details of the rental schedule and income stream can be provided on request to interested parties.

The full list of accommodation is itemised below:

Hodge Nichols Farmhouse / Annex

The principal residence being a modernised & detached 5 bedroom farmhouse with glorious rural views; the property can be utilised as a 3 bed room self-contained property with an adjoining 2 bedroom annex & the property is currently let on an assured shorthold tenancy in this format.

The accommodation in brief comprises: - Entrance Hall, Kitchen, Pantry, Utility, Living Room, 3 double bedrooms with two en-suite bath/shower rooms.

Annex – Kitchen, Living Room, Sun Room, two double Bedrooms & a family Bathroom.

Each side has fenced gardens largely laid to lawn.

(NB – there are interconnecting doors at ground and first floor levels), if the annexe is let separately to main house there should be some relationship to main house.

There is a fenced parking sweep to the side having double garage, timber log stores & an external office facility of timber construction.

Willow Barn

A detached single storey Barn conversion converted to a high standard exposing many feature beams & stone walls; with accommodation comprising:

Entrance Hall, Kitchen / Diner, Sitting Room, Utility, 3 Bedrooms, one en-suite & family Bathroom.

There is a parking sweep & Garage to the front plus garden area to front and rear.

The property is currently let on an AST in conjunction with use of the stable yard and equestrian facilities. N.B the council have consented to the addition of 2 Bedrooms and a Bathroom without the need for a planning application

The Lodge

A detached 3 bedroom Holiday Let of timber construction with accommodation comprising:

Kitchen, Utility, Living Room, 3 Bedrooms, one en-suite shower & family Bathroom.

The Lodge has its own private lawned garden area and a spacious decking area from which to enjoy outside entertaining and the views on offer, together with a large Timber Garden storage shed.

The vendors report excellent occupancy levels & use a holiday let company to run / arrange bookings through.

Static Caravan – with two bedrooms, shower room, open kitchen / living room, WC.

Outside

Hodge Nichols Farm is approached via a long driveway off the B4555 leading to parking sweeps to the individual properties and to the stable yard and equestrian facilities. All properties have their own designated Garden areas, with Hodge Nichols Farmhouse & The Lodge having particularly spacious gardens to walk out into.





The **Outbuildings & Equestrian** facilities include:

- 11 Box Stable Yard with Agricultural building (potential for further residential conversion subject PP)
- Tack & feed rooms, hay / bedding store area.
- 40m x 22m Manege, silica sand & rubber mix surface.
- Outside WC.

Land

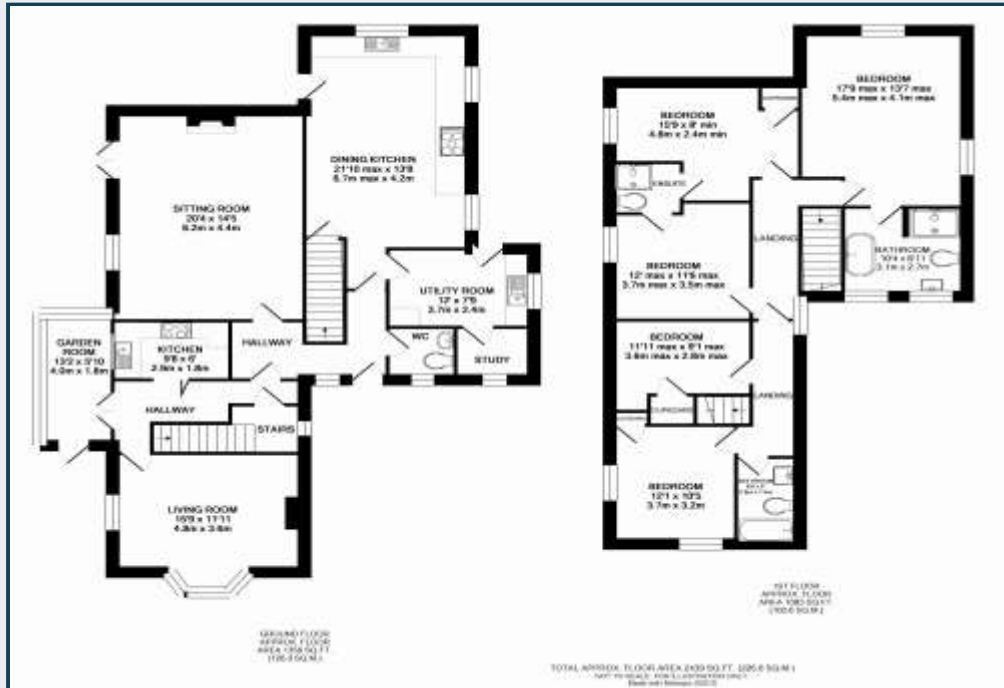
The land at Hodge Nichols Farm comprises of approximately 13.05 acres (5.28 hectares) of gently sloping pasture contained within 6 main enclosures with the perimeters bounded by hedgerow and/or post and wire fencing being subdivided further into smaller paddocks with post and electric tape fencing. The woodland extends in total to approximately 7.83 acres (3.17 hectares) and is contained within 2 enclosures comprising amenity woodland running down to the Borle brook with a cleared area growing bracken and wild flowers.

Outriding

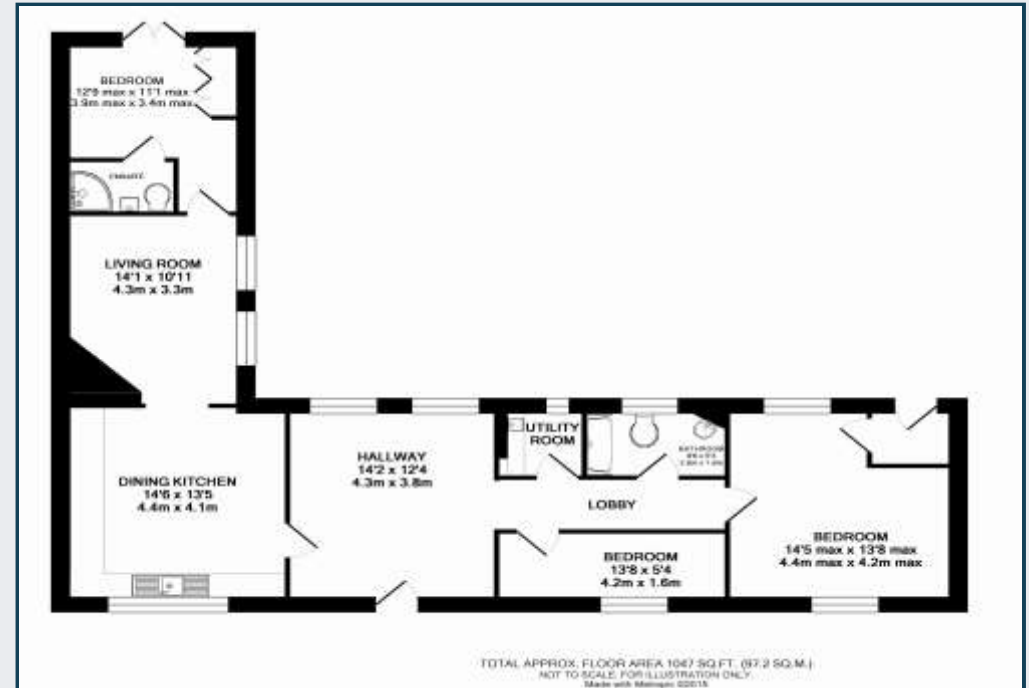
There are numerous tracks/rides around the farm and within the woodland, furthermore the Jack Mytton Way is at the top of the driveway, across the road, which leads to miles of excellent out riding.



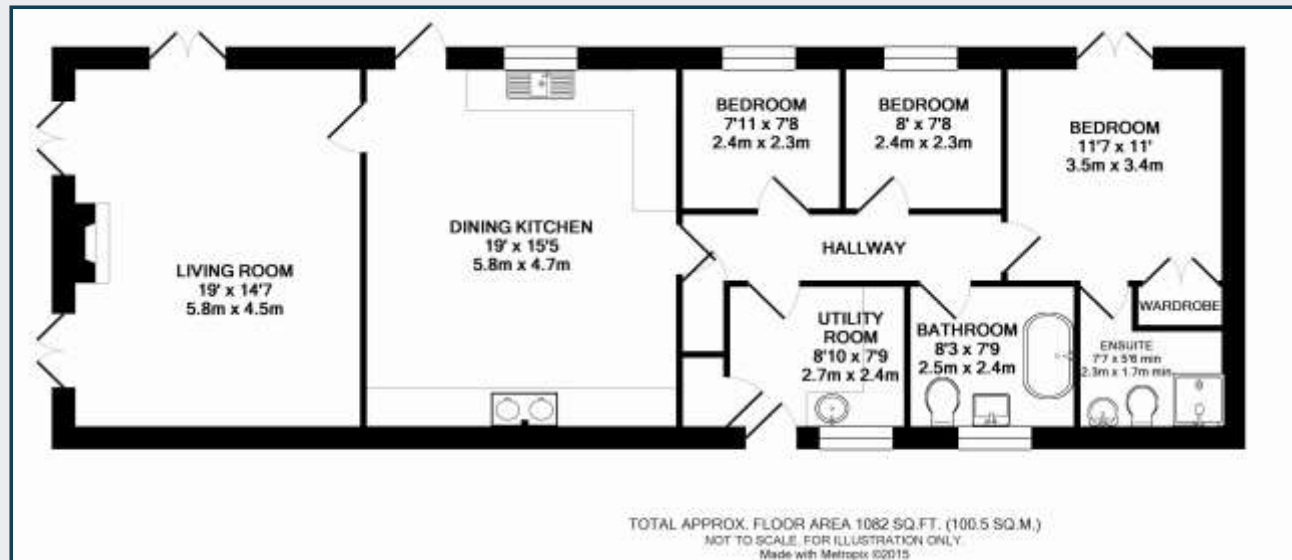
Hodge Nichols Farmhouse

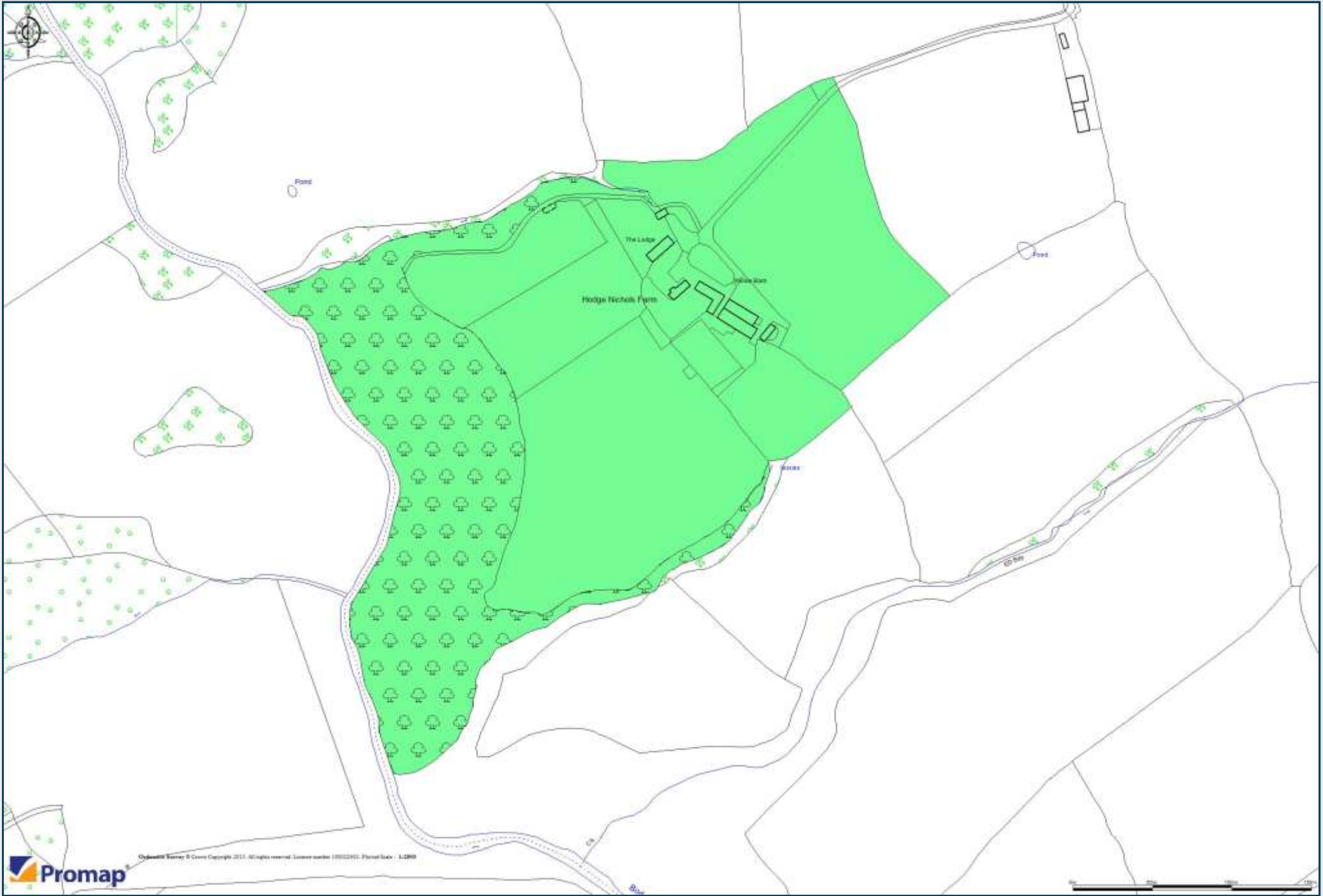


Willow Barn



The Lodge





Directions (Postcode WV16 6QA)

Leaving Bridgnorth to Chelmarsh on B4555, proceed through the village of Chelmarsh, there is a small building plot on a sharp bend on your left, after approximately half a mile turn right down a stone track and keep left on lane where Hodge Nicholls Farm is approx. 1 mile at the end of the lane through a wooden gate.

Services

Mains electricity and water (metered).
Private drainage via a septic tank x 2.
Solid fuel central heating & hot water systems run by multi fuel burners to all accommodation (immersion back up heater).

Sporting rights (shooting and fishing) will be transferable with the sale

Local Authority

Shropshire Council

Council Tax Bands

Hodge Nicholls Farmhouse: Band D
Hodge Nicholls Annex: Band A
Willow Barn: Band B
The Lodge: Band A

Viewing

Strictly by prior appointment with joint sole agents Jackson Equestrian 01743 491 979.



Address: Franks Barn,
Preston on Severn,
Shrewsbury, Shropshire, SY4 4TB

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