



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

EO/PI/768D

SHROPSHIRE

Approximate Distances:

Bridgnorth 2 miles : Kidderminster and Telford each 13 miles : Shrewsbury 22 miles

AN APPROX 8 ACRE RESIDENTIAL SMALLHOLDING AND PLANT NURSERY WITH
ESTABLISHED INCOME AND POTENTIAL FOR EXPANSION AND DIVERSIFICATION

YEW TREE HOUSE AND OAKBARN NURSERY

STOURBRIDGE ROAD

STANMORE

BRIDGNORTH WV15 5JF



The Residence



The Nursery

DETACHED PERIOD HOUSE WITH THREE BEDROOMS AND SHOWER ROOM ON THE FIRST FLOOR, KITCHEN, DINING ROOM, LOUNGE AND CONSERVATORY ON THE GROUND FLOOR; SOLID FUEL HEATING; DOUBLE GLAZING

DETACHED GARAGE/WORKSHOP WITH UTILITY ROOM AND COAL STORE

DELIGHTFUL PRIVATE GARDENS WITH LARGE AREAS OF LAWN, SPECIMEN SHRUBS, POND, PERGOLA, AND FOUR GREENHOUSES

PLANT NURSERY WITH TWO POLYTUNNELS, GREENHOUSE, DISPLAY AREAS, CAFÉ/DINING AREA AND CAR PARK

TWO EXCELLENT GRASSLAND PADDOCKS

AVAILABLE WITH APPROX 1½ OR UP TO 8 ACRES (About 0.6 or up to about 3.2 Hectares)

THE RESIDENCE

A detached period property understood to be around 150 years old and originally used as a public house.

The property has attractive rendered external elevations under a tiled roof and provides the following accommodation with approximate room sizes:

MAIN ENTRANCE a half glazed door leads directly to:

KITCHEN 14'9 x 8' (about 4.5m x 2.4m) rear window, oak floor, range of built in base units, single sink with drainer and mixer tap, integral dishwasher, oil fired two oven AGA, walk in larder, understairs storage cupboard, part tiled walls

DINING ROOM 14'4 x 12' (about 4.4m x 3.6m) front and side windows, oak floor, fireplace with multifuel stove (providing central heating), wall recess with fitted shelving, stairs to the first floor

LOUNGE 13'6 x 11'11 (about 4.1m x 3.6m) front window, open fire with tiled surround, oak floor, built in storage cupboard, glazed doors to:

CONSERVATORY 14'9 x 10'3 (about 4.5m x 3.1m)

FIRST FLOOR LANDING loft access, airing cupboard with immersion heater, doors to:

BEDROOM ONE 16'5 max x 12' (about 4.9m x 3.6m) front and side windows

SHOWER ROOM 5'8 x 5'2 (about 1.7m x 1.5m) rear window, cubicle with power shower unit, WC, wash hand basin with storage cupboards under, fully tiled walls and floor

BEDROOM TWO 15'2 x 12' (about 4.6m x 3.6m) front and side windows

BEDROOM THREE 8'9 x 8'1 (about 2.7m x 2.4m) rear window, built in storage cupboard

DETACHED GARAGE/WORKSHOP

Located to the rear of the residence with rendered walls under a tiled roof, concrete base, light, power and water supplies incorporating:

GARAGE/WORKSHOP 23'1 x 9'9 (about 7m x 3m) with twin timber doors and pedestrian door

UTILITY ROOM 10'7 x 9'8 (about 3.2m x 2.9m) plumbing for washing machine, vent for tumble drier, single stainless steel sink with double drainer and mixer tap, terracotta tiled floor

COAL STORE

THE OUTSIDE AND GARDENS

The property is situated adjacent to the A458 Stourbridge to Bridgnorth Road from which there are two entrances, the first leading to the house and garage and the second leading to the nursery.

There are lovely spacious gardens adjoining the residence comprising lawns interspersed with flowerbeds and numerous specimen shrubs leading onto a propagation area with a pergola, garden pond and the following with approximate sizes:

GREENHOUSE 20' x 10' (about 6.1m x 3m) aluminium framed

"KEDER" GREENHOUSE ONE 42' x 22' (about 12.8m x 6.7m) concrete base with power and water supplies

"KEDER" GREENHOUSE TWO 42' x 22' (about 12.8m x 6.7m) concrete base, power and water supplies, built in display benches

"KEDER" GREENHOUSE THREE 40' x 20' (about 12.1m x 6.1m) block walls, concrete base, power and water supplies, built in display benches

THE PLANT NURSERY

The nursery area adjoins the main gardens and has a separate entrance from the road with a gravelled drive leading to a large grass parking area. The nursery provides the following with approximate sizes:

GRASS DISPLAY AREA for log cabins, greenhouses, pots, tubs etc.

MAIN EXTERNAL DISPLAY AREA enclosed by Leylandii hedging with an automatic watering system

POLYTUNNEL ONE 60' x 45' (about 18.2m x 13.7m) with power and water supplies, display benches

POLYTUNNEL TWO 50' x 20' (about 15.2m x 6.1m) power and water supplies, display benches

“KEDER” GREENHOUSE 50' x 40' max (about 15.2m x 12.1m max) L shaped with display benches

FURTHER GREENHOUSE used as a CAFÉ with a seating area for ten tables and forty chairs, kitchen area with built in work surfaces, storage cupboards/shelves, sink and cooking equipment. External decked seating area with disabled toilet

The above four buildings all have an LPG heating system.

THE PADDOCKS

Adjoining the property to the rear and side are two excellent pasture paddocks which are very gently undulating and enclosed by stock fencing and mature hedges.

**AVAILABLE WITH APPROX 1½ ACRES
OR UP TO 8 ACRES
(About 0.6 Hectares or up to about 3.2 Hectares)**

SERVICES

MAINS ELECTRICITY, MAINS WATER, SEPTIC TANK DRAINAGE, TELEPHONE (connected and available subject to normal transfer regulations)

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited YEW TREE HOUSE AND OAKBARN NURSERY but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

LOCAL AUTHORITY SHROPSHIRE COUNCIL

THE NURSERY BUSINESS

Oakbarn Nursery was established by the present owners in 1996 principally as a specialist fuchsia nursery and it also stocks a wide variety of other indoor and outdoor plants plus ancillary products such as pots, tubs, greenhouses, compost etc. The café was added more recently and in the inspecting agent's opinion there is potential to greatly expand the existing business if required.

The property currently provides a useful turnover, further details of which are available from the agents following inspection.

GENERAL AND SITUATION

The sale of Yew Tree House and Oakbarn Nursery provide a rare opportunity to acquire a home with an income conveniently situated between Stourbridge and Bridgnorth.

As well as the established nursery there are two excellent grassland paddocks at the property which are ideal for virtually any small livestock and/or private equestrian use.

The property lies just over 2 miles from Bridgnorth which offers a useful range of local amenities and further more extensive shopping facilities can be found in Telford and Kidderminster which are each about 13 miles.

DIRECTIONS

From Bridgnorth follow signs towards Stourbridge onto the A458. Pass signs for a large caravan park on the right hand side, continue over the next crossroads and then Yew Tree House will be seen on the left hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE Tel: 01264 850700

PRICE GUIDE: £450,000 with approx 1½ acres

Further approx 6½ acres available by negotiation



Display Areas



Display Areas



Keder Greenhouses



Café



Drive and Garden



Garage/Workshop



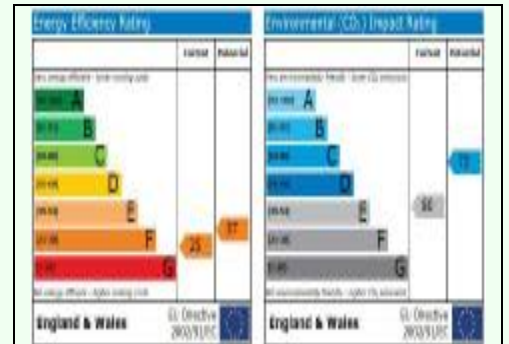
Paddock



Dining Room



Lounge



EPC Graph