



**Brock Hall, Chelmarsh, Bridgnorth, Shropshire, WV16 6QA**

**BERRIMAN**  
**EATON**





## Brock Hall, Chelmarsh, Bridgnorth, Shropshire, WV16 6QA

A private country home with stunning views set in around 14 acres of prime arable land. The five bedroom farm house with an indoor swimming pool is of a superior quality, renovated with great flair for a luxurious modern family home. Large range of out-buildings and barns that could be adapted for several uses (STPP).

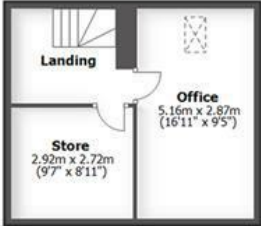
Bridgnorth - 4.5 miles, Ludlow - 23 miles, Telford - 17 miles, Kidderminster - 14 miles, Shrewsbury - 25 miles, Stourbridge - 19 miles, Shrewsbury - 25.5 miles, Birmingham - 35 miles.  
(All distances are approximate).

**BROCK HALL  
CHELMARSH**



HOUSE: 544sq.m. 5,856sq.ft.  
CELLARS: 61.9sq.m. 666sq.ft.  
GARAGE: 40.3sq.m. 434sq.ft.  
**TOTAL: 646.2sq.m. 6,956sq.ft.**  
**OUTBUILDINGS: 956sq.m. 10,289.9sq.ft**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Chelmarsh is a delightful village, just four miles from the historic market town of Bridgnorth. With its own pub, village hall and church, the village has an active community and continues to attract residents who appreciate the best of rural living, whether that be walking, cycling and horse riding or active water pursuits such as sailing, paddle boarding and open water swimming in the 100-acre stretch of Chelmarsh Reservoir. The village is within commuting distance of the major conurbations of Wolverhampton, Stourbridge, Kidderminster, Telford and Birmingham. The picturesque market town of Bridgnorth is just over four miles away and offers a full range of facilities including good schools, shopping, markets, pubs and eateries.

## OVERVIEW

Purchased over 20 years ago, the current owners of Brock Hall had two objectives; firstly to create a stunning country home that would provide a wonderful upbringing for their children and secondly to create a new business venture that combined passion with success. They founded Brock Hall Farm Dairy, a venture that produced internationally award-winning cheeses, lovingly made using the milk from the owner's herd of pure Saanen goats. Every single one of the Brock Hall goats cheeses won three Great Taste gold stars and gained a loyal following from local chefs to international Michelin starred chefs and even the Royal Family.

## ACCOMMODATION FEATURES

Renovated to an exceptionally high standard, extensions include a garden room from the kitchen and a recreational area for a gym and a fully ventilated and humidity controlled indoor swimming pool, bi-fold doors to the garden, limestone tiling and a separate Tylo sauna. The further internal accommodation has been fully upgraded with creative lighting, solid oak flooring throughout, solid oak doors, windows and electrical switches. The flooring in the kitchen, garden room and laundry room are sandstone. Mark Wilkinson designed and built the bespoke solid oak breakfast kitchen, utility, guest WC and cupboards in the music room, whilst upstairs, the company designed and built oak wardrobes, bedroom furniture and bathroom cabinetry. The principal bathroom was designed by Ripples and includes underfloor heating, limestone walls and floor and a concealed Meridian sound system. A range of fireplaces and log burners were supplied and installed by Chesneys. In the kitchen, there is a three-oven gas-fired AGA, all Miele appliances; coffee machine, microwave combination oven, steam oven, gas hob, dishwasher and Norcool corner fridge. The laundry room has a commercial grade Miele washing machine and dryer, whilst the utility includes a Gaggenau drinks cooler.

## GROUNDS

The farm house stands within the 14 acres and is approached via a private, third of a mile, tree-lined drive that makes an impressive entrance. The drive enjoys stunning, panoramic views to the Clee Hills. The well-maintained gardens include a bespoke children's play area by The Children's Cottage Company, a Hartley Botanic greenhouse, cider orchard, raised vegetable beds and soft fruit cages. A double garage is linked to the house with a remote door.

The paddocks are fenced and surround the property, creating an exceptionally private space. There is an additional rear vehicular entrance.

## BARNS AND OUTBUILDINGS

Having a large range of outbuildings, the bespoke, food-safe premises remain intact for all manner of food production (dairy/kefir, brewing, etc), with stainless steel drainage, food production area incorporating H&C running water, central heating, fittings for food production equipment, large stainless steel sink etc. The dairy building includes an office area, packing/despatch area, kitchen, shower and protocol/entrance space. The milking parlour, plant and pump room are also intact. Beyond here are numerous barns for storage, shelter, livestock with power and water connected.

## FIXTURES AND FITTINGS

There are numerous items that are available by separate negotiation.

## SERVICES

We are advised there is oil-fired central heating, buried LPG bulk tank, a private septic tank, good quality, fully-filtered water from a private borehole, with the ability to switch to mains water if ever required, and mains electricity. The clients use STARLINK for their WIFI linked to a Ubiquity hub and access points throughout the house providing speeds of up to and over 200MBPS, an ADT security and fire alarm with CCTV.

## TENURE

We are advised the property is FREEHOLD. We are aware there is one public footpath across part of the land that is rarely used.

## COUNCIL TAX

Shropshire Council Band: G  
<https://www.gov.uk/council-tax-bands>

## VIEWING

Strictly by appointment only. Contact the BRIDGNORTH OFFICE.

Offers Around £1,500,000

EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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