



**Hopstone House Hopstone, Claverley, Wolverhampton, WV5 7BW**

**BERRIMAN**  
**EATON**





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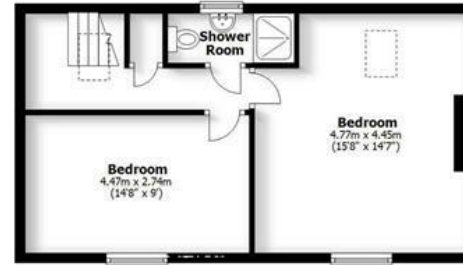
An imposing Grade II Listed farmhouse set within formal gardens of around half an acre, enjoying a rural aspect on the outskirts of Claverley. The farmhouse offers extensive accommodation arranged over three storeys, including five bedrooms and four reception rooms. With considerable character and architectural features, the property presents a rare opportunity in a sought-after village setting.

Bridgnorth - 5 miles, Wombourne - 7 miles, Telford - 15 miles, Kidderminster - 14 miles, Stourbridge - 13 miles, Shrewsbury - 26 miles, Birmingham - 26 miles.

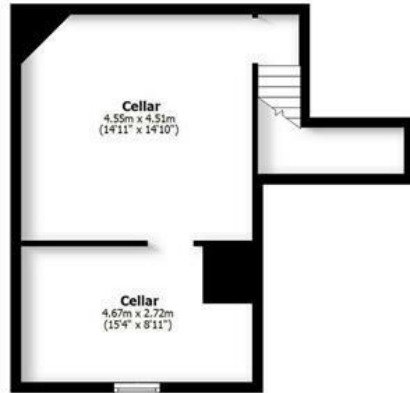
(All distances are approximate).

# HOPSTONE HOUSE

## HOPSTONE, CLAVERLEY



Second Floor



Cellar



First Floor



Ground Floor

HOUSE: 322.8sq.m. 3475sq.ft.  
 CELLAR: 38.6sq.m. 415sq.ft.  
 BAKEHOUSE: 32.1sq.m. 346sq.ft.  
**TOTAL: 393.5sq.m. 4236sq.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

Claverley is a picturesque village surrounded by rolling Shropshire countryside, ideally situated between the Wolverhampton and the historic market town of Bridgnorth, just off the A454. The village enjoys a thriving community atmosphere and offers an excellent range of local amenities, including a primary school and nursery, doctors surgery, Church, traditional pubs, cafe, village hall, and an array of sports clubs.

The surrounding countryside provides direct access to an extensive network of scenic walks and bridleways, making the area particularly appealing to outdoor enthusiasts. Despite its rural setting, Claverley benefits from excellent transport links, offering convenient access to the West Midlands and beyond, making it well suited for both commuting and country living.

## OVERVIEW

With around 3,500sq.ft of living space, this quietly positioned farmhouse dating to the 17th Century, has preserved features that provide a fascinating timeline of its history and owners. The core of the house is timber framed on sandstone with stone architecture. Internally there are many exposed original timbers, some engraved by previous occupants. Retained in the lounge area, is a spectacular display of early hand painted plaster scenes with intricate painting on the ceiling timbers. Through the centuries, the farm formed part of the Apley Estate, followed by the Ridley family, renowned as the oldest trading seedsman in the country during the 19th Century, then later to an industrialist who reputedly designed supplied the ironmongery door handles for the House of Parliament - the front door handle remains here as one of the prototypes.

The house has a charming flow with spacious rooms and ready for further updating.

## ACCOMMODATION

The property opens through a covered porch into a welcoming reception hall with traditional quarry tile flooring. Stairs rise to the first floor, with access also provided to the cellars. From the hall, doors lead to the principal reception rooms, including the dining room with a large inglenook fireplace, sitting room, lounge and drawing room. Each featuring wood-burning stoves.

The kitchen, also laid with quarry tiles, is fitted with base cupboards, worktops, a sink unit, and an electric AGA. To the rear, a quarry-tiled hall provides access to a guest cloakroom/WC and a utility/pantry with appliance space.

On the first floor, a generous landing enjoys open views to the front. The principal bedroom suite features original floorboards, a cast-iron fireplace, and an adjoining en-suite bathroom. Connected to the bedroom is a substantial room, formerly the grain store and still retains its external granary steps. The space is currently used as an office. This floor also includes two further double bedrooms and the main family bathroom.

The second floor offers two additional double bedrooms both of which are serviced by a shower room with WC.

## OUTSIDE

Hopstone House sits behind a gated driveway leading to attractive lawned gardens with well-established planted borders, mature hedging, and trees. The property adjoins open farmland and enjoys far-reaching rural views, creating a private and picturesque setting. From a shared drive to the side, access is provided to further parking with a back entrance.

## BARN TO THE REAR

Adjoining the house to the rear, are a range of derelict barns which are being sold separately for residential development. Part of the adjoining two storey barn is being retained by the house and requires renovation.

## SERVICES

We are advised by our client that mains water and electricity are connected. Private drainage. Please note, there is no central heating; heating is provided through log burners. Verification should be obtained by your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Grade II Listed. Vacant possession will be given upon completion. There is no upward chain. Verification should be obtained by your solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: G.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

## DIRECTIONS

From Bridgnorth, head towards Wolverhampton on the A454. Upon reaching Wyken near Worfield, take a right turn immediately after the petrol station. Continue along this lane for approximately 1.6 miles. As you descend down the hill, take a left turn signposted Lower/Upper Hopstone. Continue along where Hopstone House can be found on the left-hand side.

Offers Around £895,000

EPC:

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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