



£1,000,000 Guide Price

Home Farm, Hughley, Shrewsbury

Barn Conversion | 5 Bedrooms | 5 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- Exquisite Character Residence
- 5.47-Acre Private Estate
- Includes Detached Successful Holiday Let
- Multi-Generational Potential
- Detached Yoga Studio
- Substantial Outbuilding Portfolio
- Vast Entertaining & Workshop Suite
- Dual-Gated Access
- Coveted Postcode Location
- No Onward Chain

## Property Description

Home Farm is an immaculate and remarkably versatile country residence offering stunning open views across approximately 5.47 acres of private land. This property features generous reception rooms, an enviable master suite, and significant potential for multi-generation living or income generation.

## Main Particulars

Home Farm is an exquisite countryside retreat that masterfully balances a grand family residence with high-yield lifestyle potential. The main house is a haven of sophisticated comfort, offering four generous en suite bedrooms, including a private guest wing and a luxurious master suite. Complementing the primary residence is "The Hornbill"-a detached, self-contained holiday let that provides a fifth en suite bedroom set within a stylish, studio-style annexe. Whether you are seeking a multi-generational estate or a home with a proven income stream, this property offers a rare synergy of luxury and versatility.

Sitting Room | Dining Room | Garden Room | Kitchen | Bedroom/Office | Downstairs Shower Room | Master Suite with Dressing Room & En Suite | Guest Suite with En Suite | Further Bedroom with Dressing Room & En Suite | Dutch Barn | Open Garaging | Workshop with Laundry, Utility & Shower Room | Detached Holiday Let | Yoga Studio

Much Wenlock 4 miles, Telford 13 miles, Shrewsbury 15 miles, Wolverhampton 25 miles, Birmingham 48 miles.

Council Tax Band: F (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **A Unique Opportunity to Create Your Remote Dream**

Nestled on the fringes of the picturesque village of Hughley, and only four miles from the historic market town of Much Wenlock, Home Farm provides a secluded yet highly accessible country retreat. This is more than a beautiful home; it is a unique opportunity for an enviable lifestyle supported by established income potential. The property is ideally positioned to enjoy the beautiful Shropshire countryside, including the nearby Wenlock Edge and the renowned Jack Mytton Way for spectacular walks and equestrian out-riding.

### **The Flexible Main Residence**

Characterised by a beautifully flowing and well-proportioned layout, the main residence seamlessly blends elegant formal entertaining with relaxed family living. The ground floor features a welcoming sitting room and a dedicated dining room, though the true heart of the home is the spectacular garden room. This light-filled space offers panoramic, uninterrupted views over the private 5.4-acre grounds and the rolling countryside toward Wenlock Edge. A well-appointed kitchen, a versatile bedroom/office, and a modern shower room complete the downstairs, providing excellent flexible living options.

The first floor is intelligently designed with dual staircases to enhance privacy and versatility. The primary staircase leads to a luxurious master suite with a walk-in dressing room & en suite, while the second staircase accesses a private guest wing. This wing comprises two further en suite bedrooms, making the property ideal for multi-generational living or segmented Airbnb opportunities.

## **The Grounds & Estate**

Home Farm is set within a breathtaking 5.47-acre estate, meticulously curated as a masterclass in landscape design. The residence is enveloped by manicured formal gardens where structured planting meets a sublime covered alfresco terrace. Featuring a dedicated BBQ kitchen, this space serves as a sophisticated outdoor lounge for year-round entertaining. Beyond the formal lawns, the acreage unfolds into a rich mosaic of wildflower meadows and ancient woodland—a private sanctuary of absolute seclusion. At the heart of the estate, two expansive nature ponds anchor a thriving ecosystem, while the south-easterly orientation bathes the grounds in golden light, perfectly framing the rolling silhouette of Wenlock Edge.

## **Exemplary Outbuildings & Lifestyle Complex**

The outbuildings at Home Farm are an architectural triumph, offering rare scale and versatility. Accessed via a discreet secondary driveway, the centrepiece is a high-specification workshop complex. Currently utilised as a grand entertaining suite for large-scale hosting, this expansive space includes a laundry, utility, and shower room. It offers immense potential for conversion into additional luxury accommodation, subject to relevant planning permissions.

The estate also features a monumental Dutch barn and extensive garaging, providing a significant canvas for further development. Complementing these is the tranquil Yoga Studio, strategically placed to maximise restorative views. Together with the already successful holiday let, these facilities create a sophisticated lifestyle estate, offering a rare synergy of luxury living and high-yield potential in one of the county's most coveted postcodes.

## **Proven Income & Wellness Potential**

Home Farm is an exciting proposition for a buyer seeking a home that pays for itself, thanks to its exceptional outbuildings and established business operations. A fantastic addition is the detached brick barn conversion, currently operating as a successful high-end Airbnb, complete with an ice plunge pool and jacuzzi, offering an immediate, proven income stream. Furthermore, a detached, dedicated Yoga studio is situated on the edge of the grounds, boasting spectacular garden views, which provides excellent potential for a wellness business, private lessons, or simply a secluded, inspiring home office.

## **A Successful and Detached Luxury Holiday Let**

The Hornbill is an already established, high-yield holiday retreat, offering a bespoke sanctuary for the discerning traveller. Completely detached and intelligently orientated to face away from the principal residence, the cottage ensures total privacy for both guests and the main household. This luxurious, studio-style space is defined by its generous proportions, designed to easily accommodate a king size bed positioned to capture framed, tranquil garden vistas.

The interior is a masterpiece of compact luxury, featuring a refined sitting area anchored by a warm wood burner, a stylish breakfast bar, and a fully equipped kitchen. A charming loft nook adds further versatility, providing a quiet reading retreat or space for an additional guest, all kept perfectly temperate by gas underfloor heating. Outside, the wellness experience is elevated on a private, secluded patio featuring a three-person hot tub and an invigorating ice bath.

## **Location**

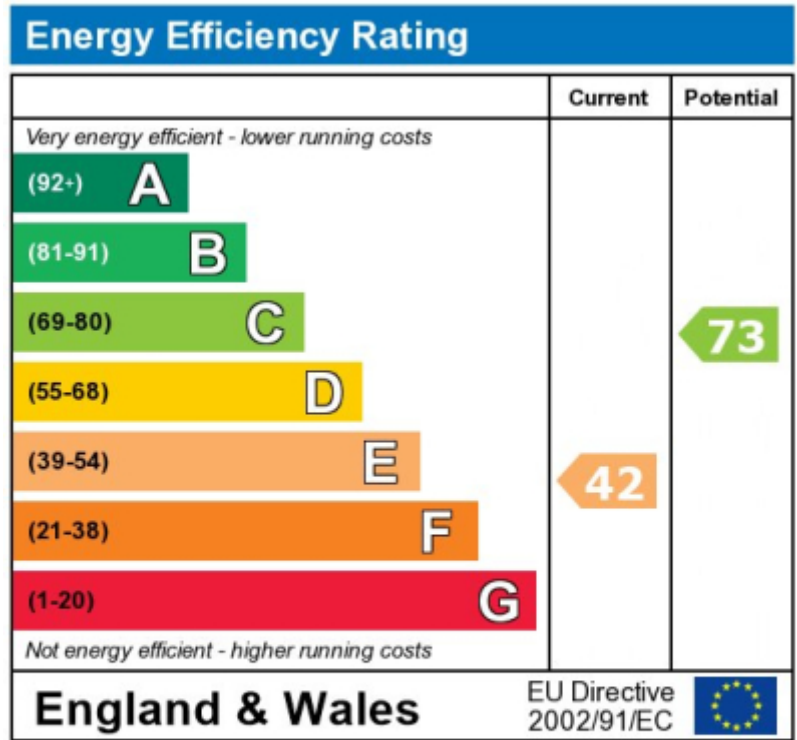
Nestled within the Shropshire Hills National Landscape, Hughley offers an enviable balance of rural serenity and modern connectivity. This prime location is a gateway to the county's most iconic scenery, with Wenlock Edge and the Jack Mytton Way providing miles of premier walking and equestrian trails directly from the doorstep. Just four miles away, the historic market town of Much Wenlock provides sophisticated amenities, including artisan boutiques and traditional inns.

The area is renowned for its exceptional education, home to the highly-regarded William Brookes School and within easy reach of prestigious independent institutions like Concord College, Shrewsbury School, and Wrekin College. For the professional, Hughley remains remarkably accessible; the A458 and M54 corridor ensure swift commutes to Shrewsbury, Telford, and Wolverhampton. It is a rare opportunity to enjoy a secluded retreat without compromising on the requirements of modern

luxury living.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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