



£500,000 Guide Price

Brockton Bank Farm, Brockton Bank, Worthen, Shrewsbury

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01743 213 511

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Step Inside

Key Features

- Air Source Heat Pump & Solar Panels
- Conservatory
- Cosy Lounge with Log Burner
- Approximately 2.6 acres of Land
- Versatile Outbuildings, Equestrian Potential
- Breathtaking Views Over Valley
- Rural Setting, Close to Amenities

Property Description

A stunning character semi-detached house with a versatile range of outbuildings, gardens, & grazing land, all set within approx. 2.6 acres. With remarkable views toward Bromlow Callow, this is an exceptional opportunity for those seeking a rural lifestyle with incredible convenience.

Main Particulars

Porch | Hall | Downstairs shower room | Kitchen | Utility | Lounge | Conservatory | Three bedrooms | Family bathroom | Approx 2.6 acres | Outbuildings

Minsterley 4 miles, Shrewsbury 13 miles, Telford 16 miles

Enter this beautifully presented home through a handy porch, perfect for kicking off muddy boots and coats before stepping into the light and welcoming hallway. The tiled floor extends from the porch through to the hallway and into the kitchen, creating a seamless and practical flow. To your right, a convenient ground floor shower room provides a guest cloakroom with a corner shower and a vanity basin, offering storage space underneath.

Straight ahead from the hall is the heart of the home, a delightful country-style kitchen. This space features charming shaker-style floor-level units with timber worksurfaces, complemented by an exposed brick chimney with a country-green Stanley range cooker set beneath a rustic timber beam. A window to the side elevation allows natural light to stream in, and a sink is perfectly positioned beneath it. The kitchen is well-equipped with space and plumbing for a dishwasher. Leading off the kitchen is a great utility room, a true laundry space with plumbing and space for a washing machine and drier, a butler sink, and additional storage units. A window to the side ensures this space is also bright and airy.

From the kitchen, a door leads to a cosy, carpeted lounge, a perfect spot to relax in front of the warm log-burning stove on a chilly evening. Double doors from the lounge open into a magnificent conservatory. This space provides a dedicated dining area with truly remarkable, panoramic views over the land and the stunning countryside beyond. Further double doors from the conservatory lead directly outside, with steps down to a lovely terrace area, perfect for al fresco dining.

The first floor offers a tranquil retreat with three generously sized double bedrooms. All three bedrooms benefit from built-in storage, keeping the spaces clutter-free and serene. The bedrooms are served by a stylish and well-appointed main family bathroom, which includes a chic roll-top bath, WC, and hand wash basin.

Council Tax Band: D (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Outside

Brockton Bank Farm offers exceptional equestrian and livestock facilities. The property boasts a versatile range of former farm buildings.

A former milking shed is currently used as a gym, an office, and storage, offering flexibility to be repurposed as a workshop, additional storage, or returned to livestock

use. An adjacent, larger building is cleverly adapted with stabling, fodder storage, and a workshop/garage area.

An extensive decking area to the rear provides an excellent entertaining space, stepping down to a beautifully landscaped area and a grassed amenity space. Beyond this, the main grazing land is divided into two field enclosures, ideal for horses or livestock.

A formal garden, fenced off for privacy, is accessible from the conservatory. Finally, a brick shed at the front provides handy storage for recycling and bins. The entire property is a dream for those with equestrian or livestock interests.

Local Area

Brockton and the nearby village of Worthen offer a tranquil and community-focused rural lifestyle with access to essential amenities and a rich local history. Worthen is known for its historic buildings, including the 12th-century St. Nicholas Church, and has a local pub, post office, and a small convenience store. The village hall is a hub of activity, hosting various community events and clubs.

For those who love the outdoors, the area is a paradise. The stunning Shropshire Hills, including the nearby Stiperstones and the Long Mynd, provide endless opportunities for walking, cycling, and exploring. The picturesque countryside and scenic walking routes are a key attraction of the area. For history enthusiasts, there are numerous historical sites and castles to explore in the wider region, and the bustling market town of Shrewsbury is within easy reach, offering a wider range of shops, restaurants, and cultural attractions.

Services

Air source heat pump. Solar panels. Mains water and electricity. Septic tank.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12218701 Registered Office:

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