



£600,000 Offers Over

Lower Broughton Cottage, Montgomery

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Spectacular 17th Century Family Home
- Magnificent Inglenook Fireplace
- 3-Acre Private Countryside Sanctuary
- Outbuildings include a Dutch Barn & Large L-Barn
- Smallholding and Equestrian Potential
- Views Stretch to Corndon and Roundton Hill

## Property Description

Discover Lower Broughton Cottage, a charming, characterful 17th-century property set on approx 3 acres with breath-taking views towards Corndon and Roundton Hill. This private sanctuary, with no neighbours in sight, is perfectly set up for a self-sufficient smallholding and equestrian lifestyle.

## Main Particulars

Porch | Lounge | Kitchen/dining | Sunroom | Conservatory | Study | Downstairs shower room | Four bedrooms (en-suite to master) | Bathroom | Outbuildings | 3 acres

Nestled in the heart of the tranquil countryside, with no neighbours in sight, Lower Broughton Cottage offers a rare blend of historical charm and practical self-sufficient living. Set on approximately 3 acres of carefully managed land, this enchanting property provides a private sanctuary with spectacular, uninterrupted views stretching across to Corndon Hill and Roundton Hill. Dating back to the 17th century, the cottage has been thoughtfully extended and improved, making it a perfect haven for those seeking an equestrian, smallholding, and self-sufficient lifestyle without sacrificing comfort or character.

Step inside and be instantly transported by the cottage's rich character. The central porch leads directly into the charming lounge, where a breathtaking Inglenook fireplace takes centre stage. This magnificent feature showcases rough-hewn exposed stone, an ancient oak mantel, and the focal point of a powerful Clearview wood-burning stove. Tucked within the Inglenook is a piece of living history: an original bread oven, adding a captivating, historic charm. The entire room is a symphony of natural materials, with exposed beams adorning both the ceiling and walls. Moving into the kitchen/dining room, the building's heritage is highlighted by a section of the original external cottage wall being left exposed, revealing the stunning interplay of brick and timber beams.

The kitchen itself is a testament to modern country elegance, having been upgraded with a bespoke Shepherd's Hills solid oak kitchen, featuring soft-close cupboards and luxurious granite worksurfaces. Culinary enthusiasts will appreciate the high-spec appliances, including a SMEG range cooker with two electric ovens, a grill, and an induction hob, alongside a dedicated wine cooler. Adjacent to the kitchen, a bright sun room provides the perfect spot to enjoy your morning coffee while taking in the glorious front garden and surrounding vistas.

The ground floor layout is designed for flexibility and comfortable living. Beyond the lounge, a central hall provides a glazed door access to the rear garden and leads to a practical shower room with a WC, vanity basin, and walk-in shower cubicle. Also off this hall is a versatile study/bedroom, complete with a built-in storage cupboard and a window overlooking the land. With the shower room directly opposite, this space is ideal for multi-generational living or as a practical, ground-floor bedroom option. Completing the downstairs accommodation is the spacious conservatory, which truly is an all-season room. It features its own log-burning stove and comforting electric underfloor heating, ensuring it remains a warm and welcoming space year-round.

Ascending the original wooden staircase, the first-floor landing impresses with its exposed beams, vaulted ceiling, and handy eaves storage. The master bedroom is a generous principal suite, benefiting from dual-aspect windows and a private shower ensuite. The remaining three bedrooms include a spacious double room with a built-in wardrobe and exposed beams, along with two cosy single rooms, all featuring fitted carpet. The family bathroom offers a panelled bath with a shower over, a WC, and vanity sink with storage, but its most striking feature is the window that frames truly spectacular, far-reaching views over the unspoilt countryside, making every bath a moment of peaceful contemplation.

Lower Broughton Cottage is perfectly equipped for a life of self-sufficiency and equestrian pursuits. The 3 acres of land is intuitively divided to maximise utility and production.

The essential infrastructure includes highly practical outbuildings: a large Dutch barn and an equally substantial L-shaped barn. The latter is ingeniously divided, offering one half as an excellent, dry storage space or workshop, and the larger section featuring a loose box, creating an ideal, flexible space for horses or livestock.

The land surrounding the cottage wraps around the property and is segmented to support self-sustainability: an established orchard promises seasonal bounty, the main garden features raised vegetable beds, and a netted cage for soft fruits secures your produce, providing a genuine area for self-production and working the land. To the rear, the paddocks are laid to pasture, offering fantastic grazing land for horses or other smallholding animals. This is more than a home; it's a fully realised lifestyle awaiting its next custodian.

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

### **Services**

Oil central heating, combi boiler, Clearview log burning stove, borehole water, mains electricity, septic tank.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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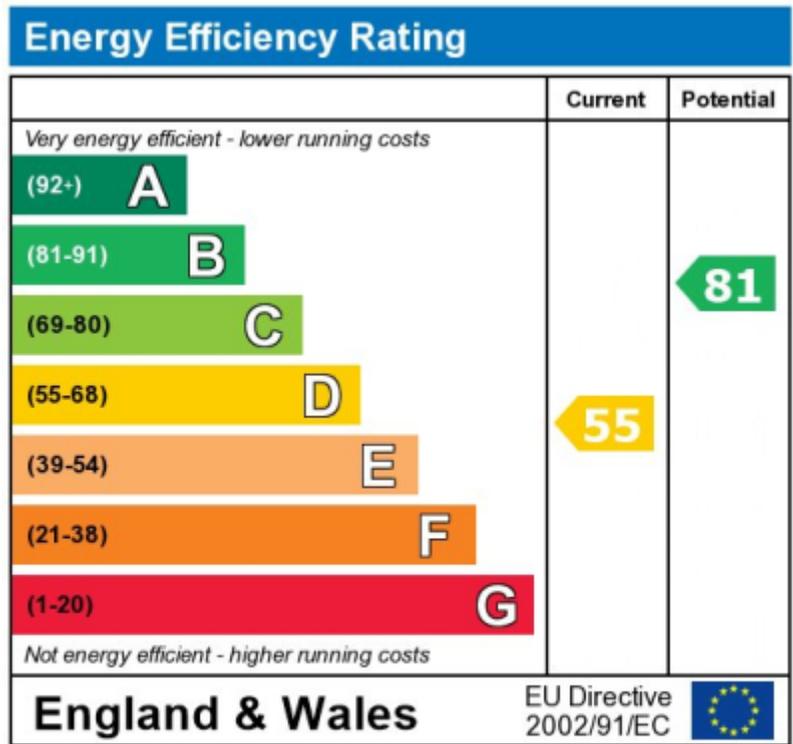
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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