



The  
Brambles

The Brambles  
Cruckton | Shropshire



LARCH  
PROPERTY







# The Brambles

Cruckton, Shrewsbury  
Shropshire, SY5 8PW

An impressive 4 bed barn conversion, newly developed to a high standard, located on the outskirts of Shrewsbury.

- Opportunity to join an exclusive rural community
- Large open-plan kitchen/diner, utility room, WC, sitting room & office/snug
- Principal bedroom with ensuite, 2<sup>nd</sup> bedroom with ensuite, two further bedrooms and family bathroom
- Finished to the highest standards throughout
- Lawned garden with secure fence perimeter
- Tarmac parking area allowing for ample turning and parking for four vehicles
- Double garage available by separate negotiation
- Rural yet accessible location with excellent access to local amenities and transport links, located on the outskirts of Shrewsbury

Distances in approx. miles:

Shrewsbury 4m | Oswestry 17m | Telford 19m

Shifnal 21m | Bridgnorth 24m

Birmingham Airport 60m

## Location

The Brambles is located just four miles outside of the historic market town of Shrewsbury, benefitting from far reaching views over the surrounding Shropshire countryside.



Shrewsbury is an idyllic market town which offers a wide range of amenities, including shops, pubs, restaurants and recreational facilities such as 18-hole golf course, as well boasting a high-quality cricket club, football team and rugby club. Shrewsbury has several pre-school nurseries as well as primary schools like Bicton Primary School & Nursery, and a range of comprehensive secondary schools such as The Priory and Meole Brace. Local private schools include Shrewsbury High School, Shrewsbury School, Meole Brace Senior School, Prestfelde, St. Winefrides Convent and Packwood Haugh School.

The property enjoys its rural prominence, whilst also benefitting from excellent communication links, being just one mile from the A5 which will take you onto the M54 or A49 beyond. The property is within a 15 minute drive to Shrewsbury train station which has a wide variety of access to many other locations such as Birmingham New Street which can provide further connections to London Euston.

### Description

The Brambles is a spacious 4 bed barn conversion which has been finished to the highest of standards. The property forms part of an exclusive development, being the second unit complete out of four dwellings, all of which have their own individual characters. Attention to detail and quality of finish has been at the forefront of this development. The Brambles is an impressive family home, exuding space and light throughout.

From the parking area, a path leads you through the lawned garden to a fully glazed door which takes you into the spacious, open-plan living kitchen/dining area with full glass frontage looking out over the gardens and patio area. The property offers ideal accommodation for modern family living with the generous open plan living arrangement throughout the ground floor. The kitchen has feature exposed brick walls and includes a range of base and wall mounted units with solid Quartz surfaces. The







kitchen also benefits from a large central island with units below and an inset induction hob with extractor fan above. The kitchen is fully fitted with AEG integrated appliances including a double oven, microwave, dishwasher and fridge/freezer. The oak effect Karndean flooring continues throughout the living kitchen/dining area and into the utility room, WC, and plant room which houses the heating system and hot water cylinder. The utility room has space and plumbing for a washing machine and tumble dryer under the worktop counter having an inset sink, base and wall mounted units and an additional integrated fridge freezer.

A unique feature of the kitchen is the bespoke oak framed wine cabinet which has been crafted under the stairs with a glass frontage and door for access.

The open plan kitchen flows through to a formal sitting room which has a front door and windows out to a neat lawned garden area along the front aspect. Double oak doors open off the sitting room to an office/snug or playroom with ample space for sofas and a desk with two large windows also looking out onto the front gardens.

At first-floor level, four bedrooms and a family bathroom are accessed off the spacious landing with high ceilings and roof lanterns flooding light into the space. The principal bedroom benefits from a large en-suite bathroom with walk-in shower and offers stunning views to the rear aspect through French doors which open onto a Juliet balcony.

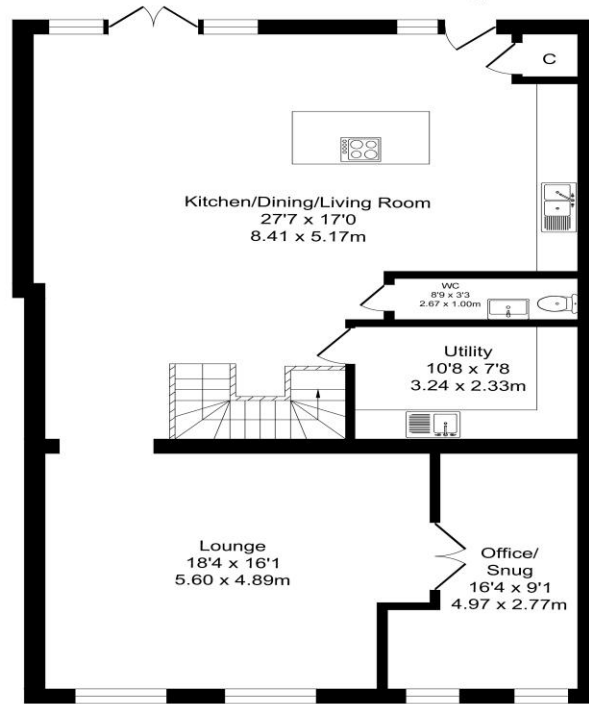
The guest bedroom has exposed oak beams and is positioned to the front of the property and also benefits from an en-suite shower and lovely views over the front garden and countryside beyond. The other two large double bedrooms are serviced by the family bathroom which has a free-standing bath and walk-in shower.



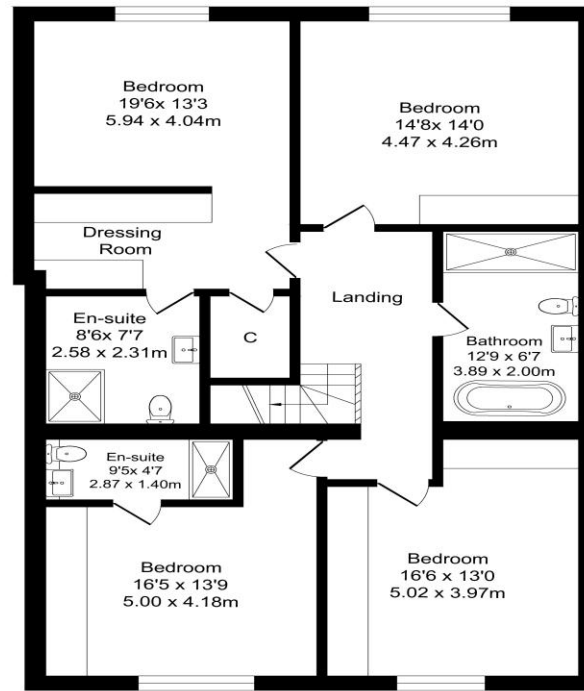
## The Brambles

Total Approx. Floor Area 2282 Sq.ft. (212.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor  
Area 1141 Sq.Ft  
(106.0 Sq.M.)



Approx. Floor  
Area 1141 Sq.Ft  
(106.0 Sq.M.)





The property is ready to be set up with any chosen internet provider, being connected throughout the property via Cat 6 sockets.

## Outside

The Brambles has the benefit of a tarmac space for parking up to four vehicles. A stone path leads through from the gate off the parking area through the lawned gardens and up to the patio area and entrance to the living kitchen/dining area. The garden is laid to lawn with a tall wooden perimeter fence and exposed brick elevation of the neighbouring property allowing for great privacy. The garden to the front is neatly laid to grass with estate fencing between the house and the road. .

## Directions

Postcode: SY5 8PW - From Shrewsbury: take the B4386 to the Bicton Roundabout, taking the second exit signposted Montgomery to carry on along the B4386. The development is then positioned 1.2 miles down that road on the right-hand side. Just past the property is the entrance to the development, the drive will then bring you around to the parking area behind Kiln House at the far end.

**EPC Rating:** Rating C

**Tenure:** Freehold

## Services

- Mains water and electricity
- Air source heat pump central heating and hot water
- The property is ready to be set up with any chosen internet provider and the property benefits from Cat 6 sockets in every room
- By the parking area, there is an electric car (EV) charging point installed





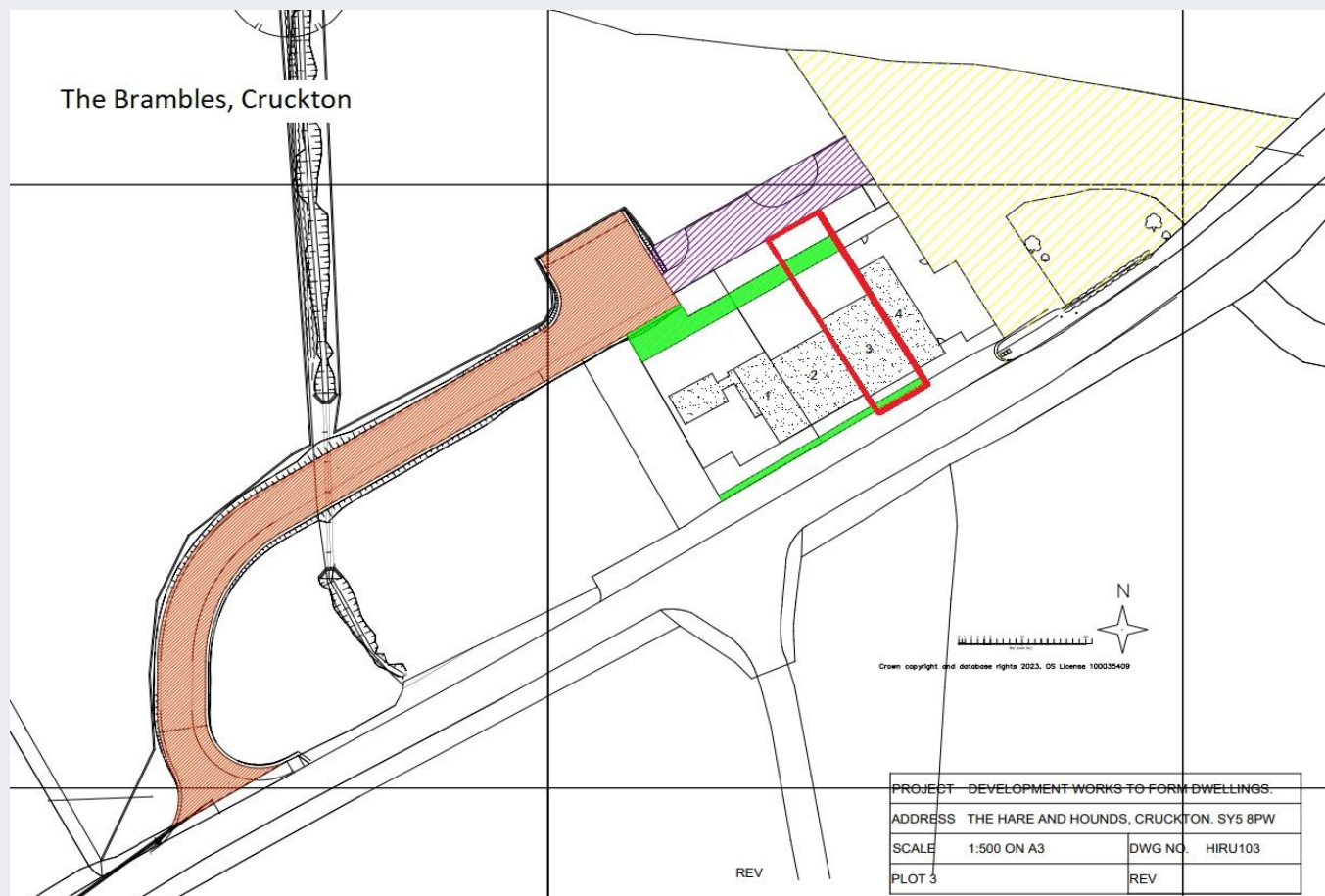
- Private drainage via the property's own sewerage treatment plant.

### Local Authority

Shropshire County Council

Tel: 0345 678 9000

**Tax Band:** Yet to be Assessed



**LARCH**  
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Shropshire (Head Office)

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