



FOR SALE

FOR SALE BY PRIVATE TREATY

Price: £549,500 region



2 Reception Rooms



3 Double Bedrooms



1 En-suite & Family Bathroom

Shrewsbury 16 miles, Bishops Castle 6 miles, Ludlow 18miles
(All distances are approximate)

- **Characterful Grade II listed home**
- **Beautiful country setting with river frontage**
- **3 double bedrooms, en-suite and family bathroom**
- **3 delightful receptions and hallway**
- **Well appointed kitchen and utility**
- **Double timber carport with store and laundry room**
- **Distinctive peaceful gardens**
- **No onward chain**

LOCATION

Located at Walkmill with frontage to the River East Onny, the cottage comprises an idyllic rural setting designated as a conservation area and an area of outstanding natural beauty, between the small villages of Wentnor and Norbury. The immediate area supports a vibrant village hall, primary school, church and three popular pubs, one of which is within walking distance. The nearby market town of Bishops Castle offers a good range of everyday facilities, leisure centre, secondary school, independent shops and cafes. The larger towns of Shrewsbury, Ludlow and Church Stretton, have a wider range of facilities and access to the national railway network. The surrounding countryside has excellent walks and riding to the Stiperstones and Longmynd which are both nearby.



THE HOUSE

River Cottage is a beautiful Grade II listed home, believed to date back to the 17th Century and is built of local Norbury Stone. The house retains a host of period features including exposed ceiling timbers, stone walling, inglenook fireplace, a bread oven and flagged floors. The property has been sympathetically improved over the past few years and is stylishly appointed throughout.

A well designed contemporary Kitchen is light and airy with views to the river and has an integrated cooking range and appliances and leads through to the Dining Room with a stone fireplace and windows to the front and leading to the well proportioned Sitting Room with a large inglenook fireplace with bread oven, perfect for those cosy winter evenings. Adjacent is a rear hallway with painted stone walls together with Utility with separate WC.

To the First Floor there are three good sized Bedrooms (one of which is currently a through room) with a Family Bathroom and En-suite Shower, both finished in a contemporary style.





OUTSIDE

River Cottage enjoys a perfectly tranquil setting within a small community of three dwellings at Walkmill. Its outside space is a delight, having direct frontage to the River East Onny and overlooking the small stone bridge. To the front is a paved terrace, ideal for al fresco entertaining with pretty landscaped gardens which run down to the banks of the river and around to the rear. Across the shared drive is a well-crafted, substantial timber framed and clad double cart lodge garage with parking for two cars and an electric charging point. There is also additional space in front of the cart lodge garage for parking for multiple vehicles. The cart lodge also has fully boarded storage above with lighting. There is also a secure section divided into storage and further utility. A further smaller outside space lies to the rear and side of the garage, with an integral log store with lighting behind the garage.





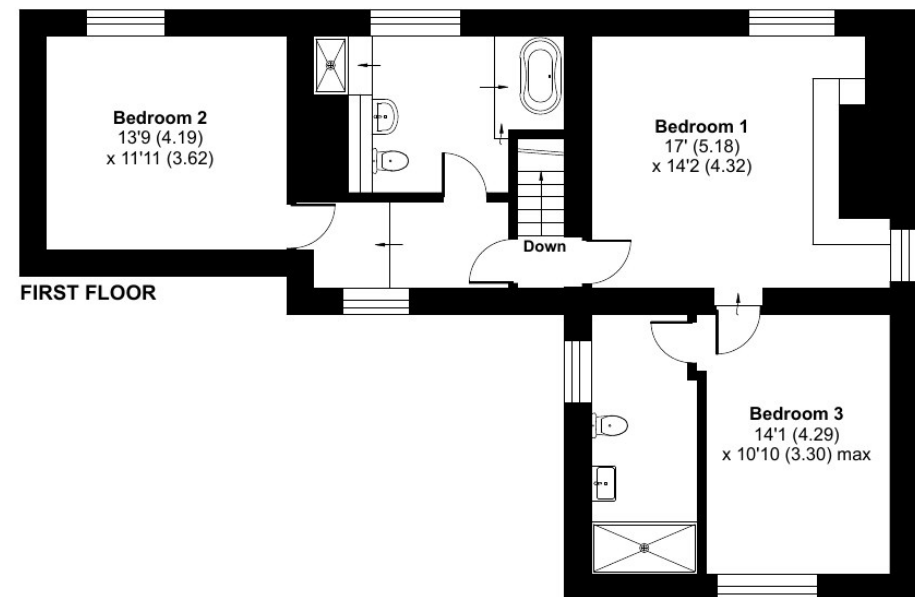
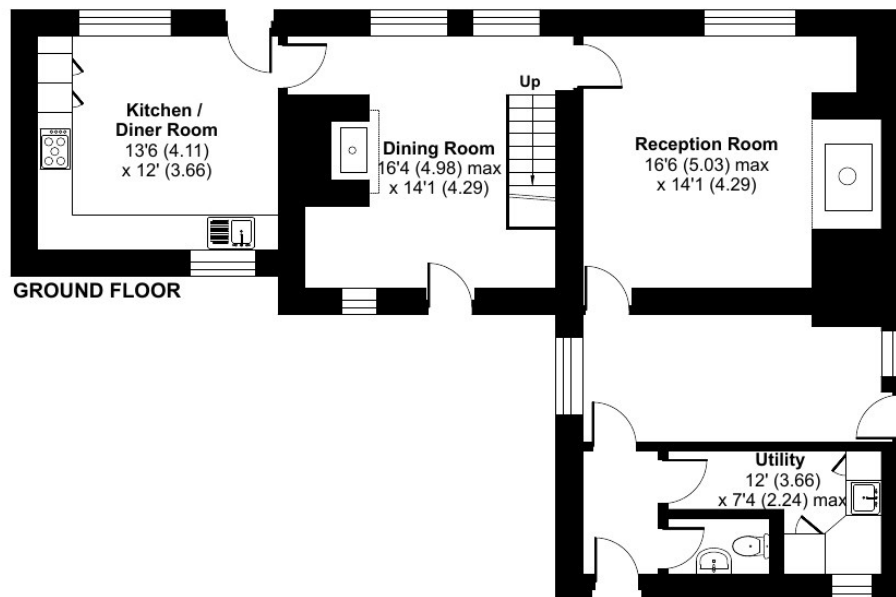
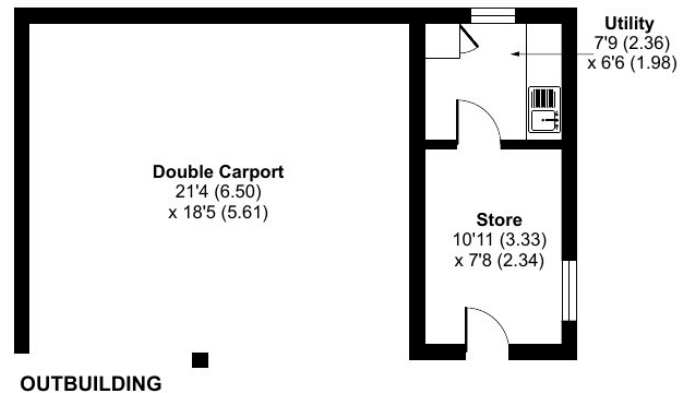
Walkmill, Norbury, Bishops Castle, SY9

Approximate Area = 1763 sq ft / 163.7 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 1901 sq ft / 176.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1237286

River Cottage, The Walkmill, Norbury, Bishops Castle, SY9 5DZ



Halls 1845

01588 638755

Bishops Castle Office:
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

SERVICES

Mains water and electricity. Private drainage. Oil central heating and wood stoves.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Shropshire Council - Band D

TENURE

Freehold.

DIRECTIONS

What3Words - [history.protester.trick](https://www.what3words.com/history/protester.trick).

From Shrewsbury, take the Longden Road out of town through Hookagate, Annescroft and Pulverbatch for 14 miles. Once you pass the Inn On The Green at Wentnor, continue for a 1/4 mile over the bridge and turn right immediately.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

