



MILLFIELD HOUSE

WORTHEN | SHREWSBURY | SY5 9HT





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Shrewsbury 13.1 miles | Telford 27.4 miles
(all mileages are approximate)

A MOST IMPRESSIVE AND PARTICULARLY SPACIOUS DETACHED HOUSE,
OFFERING A WONDERFUL VERSATILE LIVING ENVIRONMENT, SET WITH
STUNNING LARGE GARDENS WITH FAR REACHING VIEWS.

Popular rural village location
Flexible and spacious accommodation
Potential to create an annex
Generous driveway and garaging
Delightful large gardens with breath-taking panoramic countryside views



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the B4386 (Montgomery road) through Nox, Yockleton and Westbury. On reaching Worthen, proceed through the village passing the shop on the left hand side and continue up the bank and the property will be found after a short distance on the left hand side opposite the village hall.

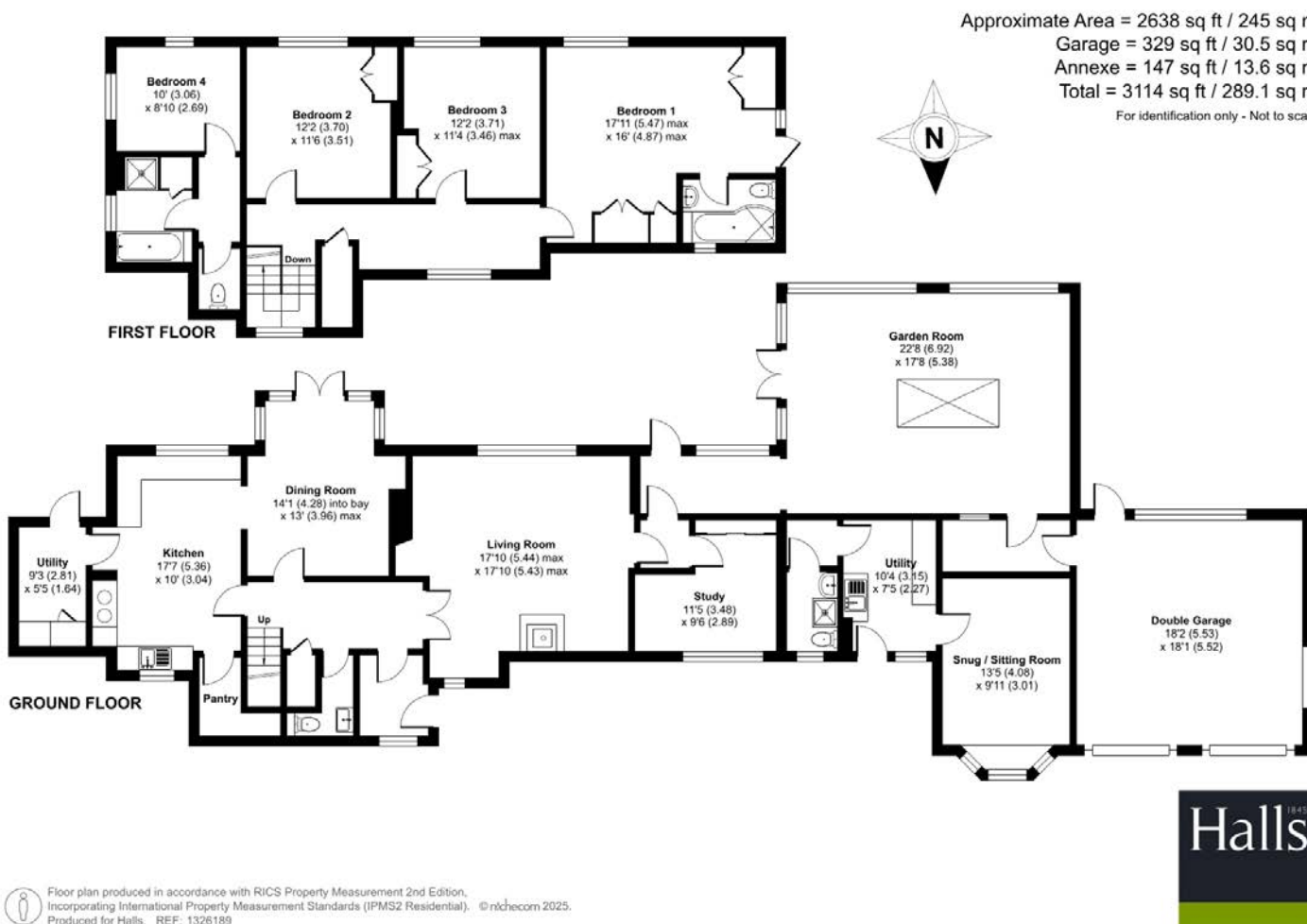
SITUATION

The property occupies a secluded position on the fringe of the popular village of Worthen and benefits from some fantastic open views over farmland and countryside with hills in the distance. Worthen is situated approximately 13 miles south west of Shrewsbury with local amenities including a primary school, village shop and doctors surgery. The county town of Shrewsbury offers an excellent range of facilities and amenities whilst Montgomery is also close by. Commuters will note that there is access to the A5 which links around to the M54 motorway and on to Telford and the Midlands. Shrewsbury town centre has a rail service.

PROPERTY

Millfield House is a wonderful and highly versatile detached residence, occupying a superb position with breathtaking panoramic views over the surrounding countryside, including The Stiperstones and The Callow. This superb property provides spacious and flexible accommodation, ideal for modern family living, with the option to create a self-contained annexe if desired.

On the ground floor, a welcoming reception hall which leads to a guest WC and provides access to the principal living spaces. The kitchen is well-equipped with a traditional AGA, Neff appliances, and enjoys stunning views over the gardens. It opens into a spacious dining room with parquet flooring and French doors out on to the sun terrace, creating a wonderful indoor-outdoor flow.



The generous living room features a log burner, parquet flooring, and a striking picture window that frames far-reaching views of the gardens and beautiful countryside. A rear hallway leads to a flexible part of the house, currently comprising a study, playroom, shower room, and a useful utility room, which could be perfect for multi-generational living or home-working needs.

A magnificent garden room with a lantern roof, is flooded with natural light and offers uninterrupted views over the beautifully landscaped rear gardens and countryside beyond.

To the first floor, there are four generously proportioned double bedrooms, all of which enjoy glorious views across the gardens and beyond.



The principal suite includes a spacious bedroom and a well-appointed en suite bathroom, while the remaining bedrooms are served by a family bathroom and a separate WC.

OUTSIDE

Millfield House is approached via a gated entrance leading to a large parking area, offering ample space for multiple vehicles, including a motorhome or caravan, along with impressive garaging.

THE GARDENS

The gardens are a particular highlight. To the front, they are neatly lawned with well-stocked borders, while the rear gardens offer a large sun terrace ideal for entertaining, a nature pond, raised beds, and abundantly stocked borders. Flowing lawns extend to the boundary, giving a spectacular outlook over adjoining fields and rolling hills, a designated Area of Outstanding Natural Beauty.



GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



