



The Grove, Field Lane, Kemberton, Shifnal, Shropshire, TF11 9LR

BERRIMAN
EATON





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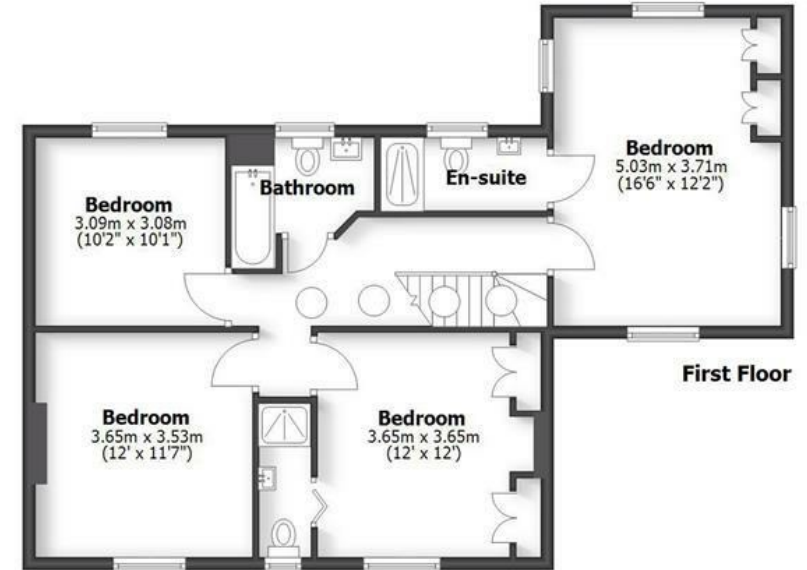
With 360 degrees of far reaching views in this sought after village, this four bedroom immaculately presented home has a detached newly refurbished holiday let. With grounds of just under 1.5 acres, this is a remarkable, private home, easily accessible to motorways and train station.

Shifnal - 3 miles, Telford - 5 miles, Bridgnorth - 9 miles, Wolverhampton - 16 miles, Shrewsbury - 21 miles
Birmingham - 32 miles, M54 (J4) - 4.75 miles. (All distances are approximate).

THE GROVE
FIELD LANE, KEMBERTON

HOUSE: 189.1sq.m. 2,035.8sq.ft.
 GARAGE: 9.1sq.m. 98.4sq.ft.
 ANNEXE: 55.0sq.m. 592.5sq.ft.
 CELLAR: 7.7sq.m. 83.0sq.ft.
TOTAL: 260.9sq.m. 2,809.7sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Standing on the edge of this sought after village, amidst surrounding farmland with views extending over beautiful, rolling Shropshire countryside. Just a stroll from the village centre, with its church, highly regarded public house and active community, with many social events held in the village hall throughout the year. Kemberton is conveniently located close to Bridgnorth and Shifnal towns centres with a comprehensive range of local facilities. More extensive amenities can be found in Telford and Shrewsbury, with the latter having an excellent range of independent shops, restaurants and cafes. Schooling in both sectors is excellent in the area and there are good transport links with train stations and motorway access for the M54 and M6 nearby, making the West Midlands conurbation and further afield, easily accessible.

OVERVIEW

The origins of this extended and beautifully renovated cottage date back to around 1835. With later extensions and a full refurbishment taking place in 2017/2018. More recently, a stunning oak framed Orangery has been added and a detached self-contained holiday let conversion completed in 2023. This substantial four bedroomed property offers a quiet haven away from the hustle and bustle of life. The property stands in just under 1.5 acres of gardens/paddock, with a long, gated driveway leading to the parking area. The mature gardens surround the property, whilst a large sun terrace and wildflower areas enhance this idyllic setting. Internally, this light filled home offers a comfortable lifestyle with an open plan dining/kitchen area, with additional sitting area and a log burner. Two further reception rooms with retained charm, link into the stunning orangery which is a tranquil space for relaxing or working from home. Offering far reaching views as well as the convenience of the latest technology and insulation levels, allowing all year-round use.

ACCOMMODATION

This immaculate home is entered from the front into a reception hall, having access to the cellar via a hinged pneumatic trap door. We are advised the cellar has been tanked. With far reaching views to the front, the sitting room has an ornate fireplace housing a gas fire, featuring original and bespoke fitted cabinets on either side. The drawing room likewise has the morning sun and views to the front, with bespoke fitted bookshelves and cabinets and an open fire. Double doors open through into a beautiful oak framed, triple glazed, south facing Orangery with lantern roof light, underfloor heating, electric roof lights and patio doors leading out to the garden with expansive views. The open plan dining/ kitchen area creates a wonderful, everyday space with a sitting area around a log burner and french doors opening out onto the large rear terrace. The stunning designer kitchen is fitted with a range of cabinetry, complemented by Silestone worktops, an electric dual control AGA, an integrated dishwasher and inset kohler 1.5 sink with Perrin & Rowe taps. A large centre island hosts a combi oven/microwave, under counter fridge and recycling bins. There is also a matching built-in bespoke larder cupboard, flanked by full height fridge and freezer. An additional pantry is located under the stairs. To the rear is a guest WC and fitted utility room, including a ceramic sink, granite worktops, provision for washing machine and dryer, a new central heating boiler and corner cupboard housing the hot water cylinders.

On the first floor, the landing has natural light from above and gives access to: Principal double bedroom with windows to three aspects offering stunning views of the surrounding countryside. There is also fitted double wardrobes and drawers with an adjoining fitted en-suite shower room. The family bathroom is fitted to include a bath with shower over. The guest double bedroom has two double fitted wardrobes and leads into the en-suite shower room. There are two further double bedrooms.

HOLIDAY LET

This detached building has been completed with fully planning: 24/02528/DAR to a high specification and comprises: Entrance hall with stairs off, ground floor luxury tiled shower room, a kitchen/diner fitted with integrated appliances and on the first floor: double bedroom and sitting room.

GARDENS

With grounds of just under 1.5 acres, there are two gated access points from the lane: one to the paddock and the other to the formal entrance. With good parking, there is a reduced size garage for storage and full access around the property.

A large sun terrace is to the rear and easily accessed from the open plan kitchen area via French doors, whilst footpaths meander around the large gardens amongst mature shrub borders, wildflower beds, fruit trees and vegetable garden.

SERVICES

We are advised the main house has LPG central heating and the holiday let has electric heating. Both have mains electricity, water and a shared septic tank. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.
Main House tax band: F.
Annexe tax band: A.
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

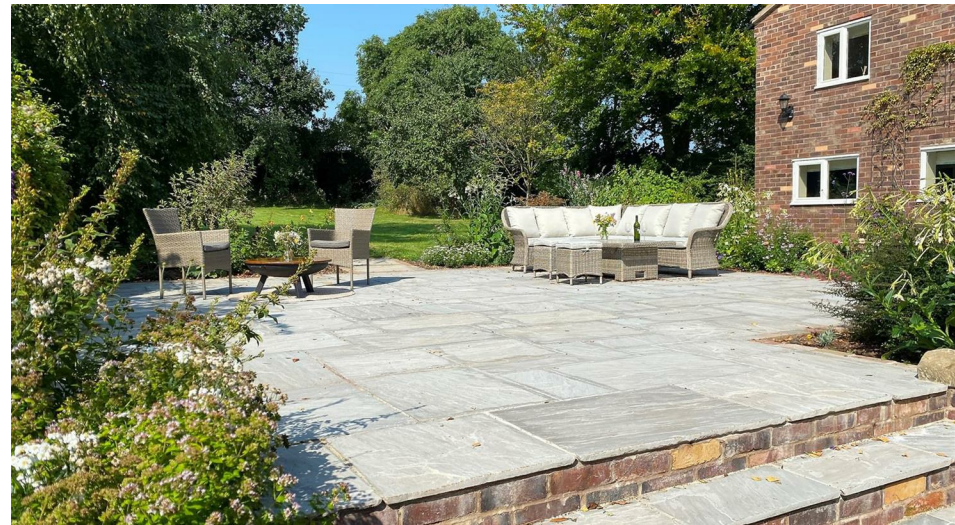
Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £980,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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