



Midway House, 19 Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS

BERRIMAN  
EATON





## Midway House, 19 Grooms Lane, Kemberton, Shifnal, Shropshire, TF11 9LS

Situated in a prime location within the Conservation Area of this picturesque Shropshire village, Midway House is a large period four bedroom home that offers a perfect blend of character, comfort, and modern living.

Standing within just over half an acre of grounds to include a detached double garage, the property boasts stunning far-reaching views over the surrounding countryside.

Shifnal - 3 miles, Telford - 5 miles, Bridgnorth - 9 miles, Wolverhampton - 16 miles, Shrewsbury - 21 miles

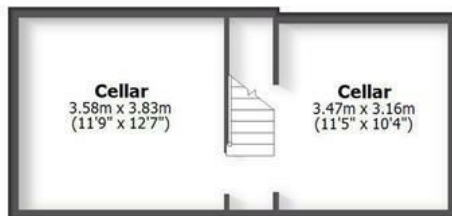
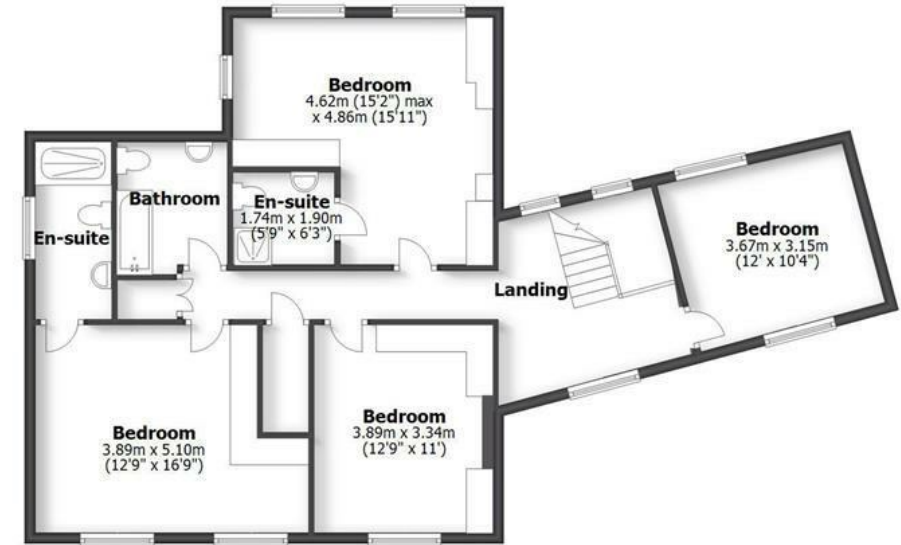
Birmingham - 32 miles, M54 (J4) - 4.75 miles. (All distances are approximate).

# MIDWAY HOUSE

GROOMS LANE, KEMBERTON

HOUSE: 240.4sq.m. 2,587.8sq.ft.  
GARAGE: 33.5sq.m. 360.6sq.ft.  
CELLAR: 28.3sq.m. 304.5sq.ft.  
**TOTAL: 302.2sq.m.3,252.9sq.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

Kemberton is a most sought after Shropshire village and community, situated within beautiful, rolling countryside with views and a highly regarded public house. Conveniently situated just a few minutes drive away from Shifnal town centre, with its comprehensive range of local facilities, there are more extensive amenities, retail parks, business centres and shopping centre in nearby Telford. Local rail services run from Shifnal with mainline connections at Wolverhampton, whilst the M54, A5 and M6 are also easily accessible.

## OVERVIEW

Dating back to around 1890, this property is presented to an excellent standard throughout. The combination of oak features; internal doors, architraves, engineered oak flooring, and the oak staircase create a modern classic look. From the first floor each of the four bedrooms benefit from far reaching views across the Shropshire countryside.

## ACCOMMODATION

The reception hall, filled with much natural light from the full height glazed door and windows to the front create an inviting and airy welcome. A turning oak staircase ascends to the first floor. Off the hall, doors lead to the main reception rooms, including a spacious living room that benefits from a dual aspect, with bi-fold doors opening onto the rear garden. The breakfast kitchen, open-plan with the living area, forms a perfect space for entertaining and family gatherings. The kitchen is fitted with an extensive range of cupboards and drawers complemented by Corian worktops and a large bespoke pantry cupboard. Fitted appliances include a suite of high-end appliances, such as double NEFF ovens, a microwave, dishwasher, wine cooler, and an induction hob with extractor canopy above. Off the kitchen is a guest cloakroom/WC and a separate utility room with fitted cupboards, a sink unit, and provisions for a washing machine and tumble dryer. A door provides access to the gardens. The living room features a fireplace housing cast iron log burner with two windows looking out to the front elevation. Double doors open into the adjoining garden room, with its tiled floor, full-height windows, and skylights with views of the garden further enhanced by the three sets of French doors that open out connecting to the outdoor space. A further reception room overlooks the front elevation with a feature fireplace that would make a cosy sitting room, home office or a formal dining room if required. A door connects into the living room. From the hall there is access down to two excellent cellar rooms, which have been tanked, carpeted, and decorated and offer extra usable space with potential for various use to include a games room, hobby or craft space, or even an office.

From the entrance hall the oak staircase ascends to the first-floor landing. This level is home to four spacious double bedrooms, each benefiting from stunning, far-reaching views across the surrounding farmland and countryside beyond. The principal bedroom suite features a range of fitted wardrobes, along with an en-suite shower room. The guest double bedroom also has an en-suite shower room, while the remaining two bedrooms are served by the family bathroom.

## OUTSIDE

Set back off Grooms Lane, a private driveway provides off road parking to the front with further shared access to the side that leads through double gates into a private parking area and garden beyond. The formal rear garden is landscaped mainly laid to lawn with mature planted borders along with a spacious patio terrace that enjoys a private, southerly aspect. Within the garden there is a large timber store with lights and power points connected along with a garden shed and greenhouse. Beyond the formal garden is an additional lawned garden with access to the second driveway and detached double garage. (This additional garden will carry an uplift agreement in the event a purchaser gains planning permission for a separate residential dwelling for a share of any uplift in value). The additional second driveway is gated and accessed further down the lane that offers further parking for multiple vehicles along with the double detached garage that offers the potential for additional storage with loft space.

## SERVICES

We are advised by our client that mains water, drainage and electricity are connected. Oil fired central heating. Verification should be obtained by your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.

Tax Band: G.

<https://www.gov.uk/council-tax-bands>

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Leaving Bridgnorth on the A442 Bridgnorth Road towards Telford. When approaching Sutton Maddock, at the island take the 2nd exit onto the B4379 towards Brockton. Follow this road along and take a right turn signposted Kemberton, On entering the village, at the T junction turn left and continue through the village taking a right turn into Grooms Lane where Midway House is located along on the right hand side.

Offers Around £950,000

EPC: E

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.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**