



Brook House, Worthen, Shrewsbury, SY5 9HW

Shrewsbury & Country House Sales

**MILLER  
EVANS**



## Brook House, Worthen, Shrewsbury, SY5 9HW

**£625,000**

Freehold

- Attractive four-bedroom detached character cottage
- Beautifully presented throughout, retaining a wealth of character features including inglenook fireplaces with log-burning stoves, exposed timbers, and period charm.
- Spacious accommodation comprising sitting room, living room, dining room, large breakfast kitchen, utility room, and cloakroom/WC
- Four double bedrooms served by a family bathroom and separate shower room
- Delightful cottage gardens
- Superb vantage point enjoying views towards Bromlow Callow.
- Double garage, gravelled driveway, and forecourt providing ample off-road parking
- Enjoying a sought-after rural location close to village amenities, with easy access to the surrounding countryside and the Shropshire Hills National Landscape
- Chain free
- Viewing highly recommended



This charming four-bedroom detached cottage enjoys a picturesque village setting full of character and is beautifully presented throughout. The property, which has been tastefully styled by the current owners, retains a wealth of attractive period features including; impressive inglenook fireplaces with log-burning stoves and exposed timbers. The cottage benefits from oil fired central heating and offers spacious family living accommodation.

The ground floor comprises a delightful sitting room, a comfortable living room, a separate dining room, conservatory and a large breakfast kitchen, ideal for family gatherings and entertaining. A useful utility room leads through to a cloakroom/wc. To the first floor are four well-proportioned double bedrooms, served by a family bathroom and a separate shower room. Outside, the property is complemented by a beautiful cottage-style garden. A particular highlight is the spectacular view towards Bromlow Callow, which can be enjoyed from a vantage point within the garden.

Worthen is a popular rural village in western Shropshire, approximately 12 miles west of Shrewsbury. Surrounded by attractive countryside, the village benefits from a range of local amenities including a shop, public house, primary school, church, and village hall, while offering easy access to the wider facilities of Shrewsbury and the beautiful Shropshire Hills and national Landscape. Worthen has won Shropshire's best kept village for the last 2 years.









**UTILITY ENTRANCE**  
6'8" x 7'10"

**CLOAKROOM**  
6'8" x 3'0"

**KITCHEN / BREAKFAST ROOM**  
19'8" x 12'10"  
Fitted with a range of matching wall and base units  
Double doors to garden

**DINING ROOM**  
16'4" x 12'10"  
Log burning stove  
Double doors to the garden

**LIVING ROOM**  
17'7" x 14'10"  
Log burning stove  
Double doors to Conservatory

**SITTING ROOM**  
17'0" x 13'8"  
Log burning stove



**CONSERVATORY**  
3'7" x 14'1"  
Picture windows and French doors to the garden

**STAIRCASE** rising from entrance hall to **FIRST FLOOR LANDING**

**BEDROOM 1**  
13'2" x 12'10"

**BEDROOM 2**  
3'5" x 12'10"

**BEDROOM 3**  
8'7" x 14'10"

**BEDROOM 4**  
6'7" x 11'8"

**SHOWER ROOM**  
6'7" x 8'4"  
Shower cubicle  
Wash hand basin, wc



#### BATHROOM

5'9" x 10'1"

Free standing roll top bath

Wash hand basin, wc

#### GARDENS AND GROUNDS

#### DOUBLE GARAGE

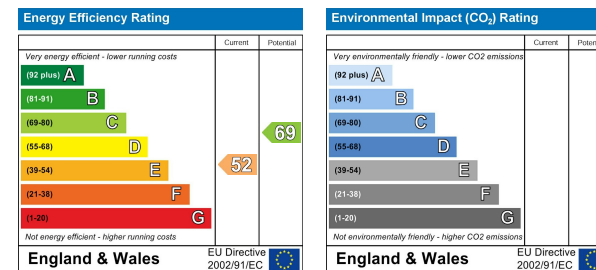
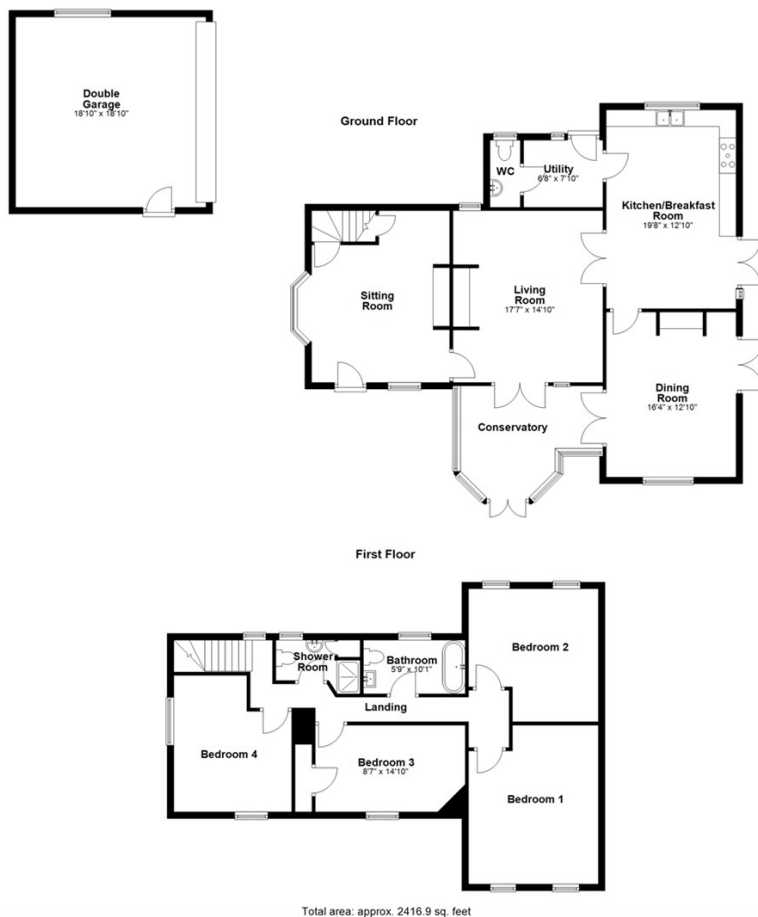
18'10" x 18'10"

The property is approached via a gravelled driveway and forecourt, providing ample parking and access to a double garage.

Beautiful cottage style garden predominantly laid to lawn enhanced by colourful floral and shrubbery displays, together with mature trees providing privacy and year-round interest. There is a paved patio area with steps leading to a further paved patio providing ideal seating and entertaining area.

## HOW TO GET THERE

When approaching from Shrewsbury take the B5386 (Montgomery Road), through Westbury, continue into Worthen, turning left by the village shop onto Brookside and the property will be found after a short distance on the right hand side.



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

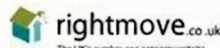
Council Tax Band : E

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
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