



11 CORFTON BACHE
CRAVEN ARMS | SHROPSHIRE | SY7 9LE





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Ludlow 9 miles | Bridgnorth 16 miles | Shrewsbury 23 miles | Telford 23.4 miles
(all mileages are approximate)

A CHARMING DETACHED STONE COTTAGE OFFERING SPACIOUS
ACCOMMODATION SET IN OVER HALF AN ACRE ENJOYING STUNNING
COUNTRYSIDE VIEWS.

A quintessential detached stone cottage in a picturesque setting
Stylish kitchen, utility, hall and cloakroom

3 receptions including an exceptional garden room overlooking the secret sunken garden
Mature, landscaped gardens of lawns, shrubbery borders, trellised paths and pergola terraces
Over half an acre including a grass paddock with outstanding views of the Corvedale



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words: ///divisible.graduated.invent

From the centre of Craven Arms proceed East on the B4368 for around 4.5 miles and turn left signposted for Corfton Batch and the property is up this narrow lane first on the right.

SITUATION

The detached property is situated in a quiet rural setting in the midst of the glorious Corvedale, a broad lush river valley which runs between Much Wenlock and Ludlow. The valley is famed for its classic English countryside, featuring rolling farmland, peaceful villages, and rural vernacular architecture. Craven Arms, just 4.8 miles distant has a train station and access to the main A49 trunk road.

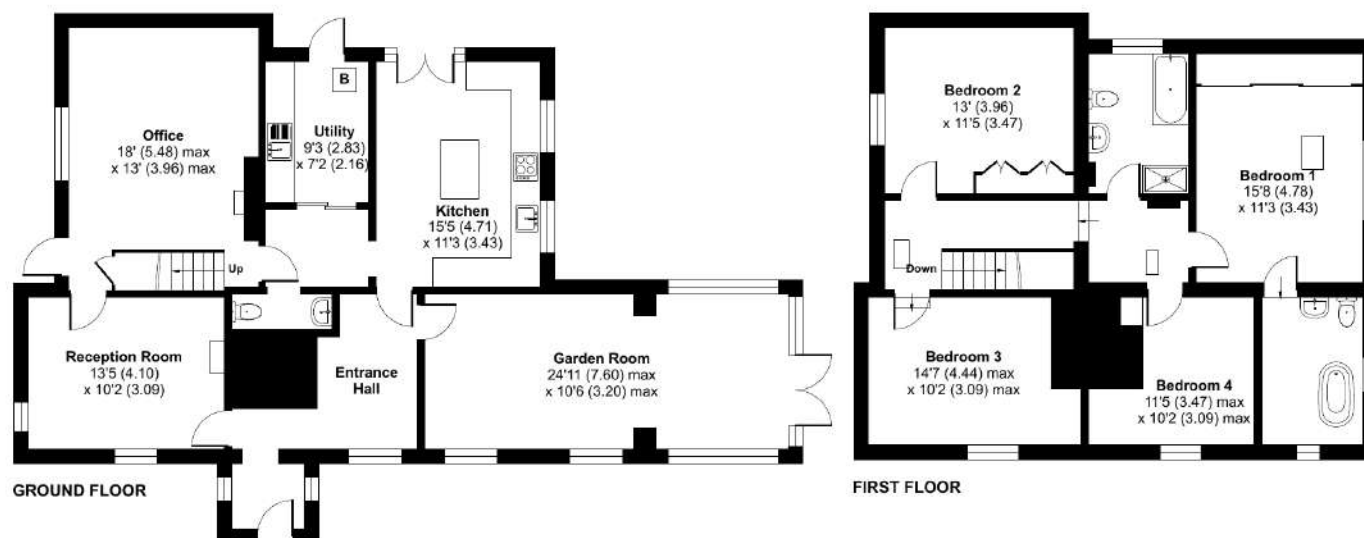
Ludlow, (9 miles) Shrewsbury (23 miles) Bridgnorth (16 miles) & Much Wenlock (13 miles), all of which offer a comprehensive range of services and amenities.

PROPERTY

Within the heart of idyllic Corvedale, 11 Corfton Bache is a quintessentially English country cottage, predominantly of stone construction set in a peaceful, rural setting, surrounded by beautifully landscaped gardens and enjoying breathtaking views across one of Shropshire's most treasured landscapes.

Within just over half an acre, the four-bedroom property combines exceptional period charm, with thoughtfully arranged and deceptively spacious living spaces offering beautifully proportioned and characterful accommodation.

The impressive ground floor arrangement is centred around three distinctive reception rooms. The cosy, convivial Dining Room, featuring an attractive inglenook fireplace and wood-burning stove, the large Study,



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1478508



(or Sitting Room), also with fireplace, and the Garden Room, forming the heart of the home, extended as a stunning contemporary space, with elevated, panoramic of views over the enchanting sunken gardens.

In addition to the connecting Entrance Hall is a thoughtfully designed and stylish modern Kitchen, along with adjoining Cloakroom and Utility Room.

A generous first floor landing connects the four well-proportioned bedrooms, with fitted wardrobes, a well-appointed family bathroom, and the master Bedroom has an en-suite bathroom.



THE GARDENS

The adventurous garden layouts are a special and defining feature of the property, beautifully landscaped and wonderfully private. The lawns and paths between broad reaches of mixed border, shrubs and trees, identify a range of expression of the classic English country-cottage garden.

Areas of strategically placed seating, on terraces, under pergolas and arches, beside the garden pond, each provide intimate sanctuary and multiple opportunities for attractive alfresco eating and entertainment, all discretely sited around and conveniently close to the house itself.

Three separate garden outbuildings comprise a timber lean-to garden store, in the sunken garden, a detached stone log-store and oil tank, and a detached timber, 4.3m x 3.8m scandi-type home-workshop, located on the generous entrance drive, which itself serves as parking for at least four cars.

THE PADDOCK

Adjoining the formal gardens is a delightful grass paddock, enclosed by mature hedgerows and trees, accessed via its own independent entrance. The timber, 3.0m x 2.4m store, also has an open-fronted 4.8 x 3.0 m lean-to store. This distinct and picturesque parcel of land enjoys magnificent, elevated views across the spectacular Corvedale. Whether to be used as an extension to the house gardens,

for keeping livestock, hobby farming, or for potential alternative uses. (subject to necessary planning consents)

Overall this is a valuable and rare manifestation of the English country home. Combining timeless character, beautifully presented accommodation, exquisite gardens set in one of the finest rural landscapes of south Shropshire, where peaceful modern living, privacy and panoramic views come together in perfect harmony.

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

Mains water & electricity are understood to be connected. Private drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



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.

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.

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.



