FOR SALE

Offers in the region of £675,000

Greenfields, Burlton, Shrewsbury, SY4 5SZ

A comprehensively renovated and extended three-bedroom detached cottage boasting over 1,500 sq ft of stylishly presented living accommodation and a range of versatile outbuildings, peacefully set within 1ac in a semi-rural position on the perimeter of Burlton.

FOR SALE

Baschurch 4 miles I Ellesmere 7 miles I Shrewsbury 9 miles I Chester 34 miles

(all mileages are approximate)

- Circa 1,500 sq ft of Living Accommodation
- Stylishly Modernised and Extended
- Land & Gardens ext to approx. 1.02ac
- Versatile Outbuildings
- Semi-Rural Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer Greenfields in Burlton for sale by private treaty and with the benefit of no onward chain.

The property is an attractive and extensively improved country home, offering well-presented and versatile accommodation extending to approximately 1,519 sq ft. The recent programme of renovation and extension has created a comfortable family house, combining a contemporary finish with selected traditional features.

Of particular note are the extensive ancillary buildings, comprising a substantial workshop, adjoining garage and separate timber carport. Together with the generous gardens and grounds, which extend to approximately one acre, these provide excellent scope for those requiring workspace, storage or facilities for vehicles and machinery.

The property also offers potential for equestrian interest, with scope available for developing the buildings and land into this arena.

SITUATION

The property occupies a semi-rural position on the perimeter of the popular village of Burlton which provides a range of day-to-day amenities, including a well-regarded village pub.

The larger village of Baschurch and the nearby town of Ellesmere offer a wider range of amenities, with the county centre of Shrewsbury situated some 9 miles to the south.

Rail links are available in Wem, Gobowen, and Shrewsbury, with the nearby A5 offering road links to the wider area.

DIRECTIONS

Leave Ellesmere to the south via the A528 in the direction of Shrewsbury.

Continue for around 7.5 miles and, shortly after leaving the village of Burlton, the property will be situated on the right and identified by a Halls "For Sale" board.

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THE PROPERTY

The house has been thoughtfully renovated and extended to provide a practical arrangement of accommodation suited to modern family life. The principal entrance opens into a central hallway, from which the main reception rooms and staircase are accessed.

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

The kitchen and dining room form the heart of the house and is fitted with an attractive range of cabinetry, timber work surfaces, a Belfast-style sink and space for a range cooker. The room extends into an informal sitting area, with French doors opening directly onto the gardens. A useful boot room and separate utility room complement the kitchen.

Further ground-floor accommodation includes a comfortable sitting room with a fireplace and wood-burning stove, a spacious dining room, and a separate study suitable for home working.

On the first floor, the principal bedroom is particularly generous and benefits from fitted storage and an en-suite shower room. There are two further double bedrooms, one incorporating an exposed brick fireplace, together with a well-appointed family bathroom.

LAND & GARDENS

The property is approached from the road onto a driveway providing ample parking and access to the house, workshop, garage and carport.

The principal gardens lie predominantly to the front and side of the house and are mainly laid to lawn, interspersed with established trees and enclosed by mature hedging. A paved terrace beside the house provides an attractive area for outdoor seating and entertaining. Beyond the formal garden is a useful grass paddock ideal for the grazing of a variety of livestock, but in particular horses and ponies.

OUTBUILDING

The substantial detached outbuilding provides approximately 886 sq ft of accommodation and is currently arranged as a well-equipped workshop with adjoining garage. The workshop has a concrete floor, power and lighting, and a wide vehicle entrance, making it suitable for a variety of private, storage or business uses, subject to any necessary consents, and may possess potential for conversion into American-style stabling.

The adjoining garage provides additional secure parking or storage, while a separate timber-built carport offers covered parking for several vehicles. The buildings are served by generous areas of concrete and gravelled hardstanding, allowing easy access and manoeuvring.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band - C

FOR SALE

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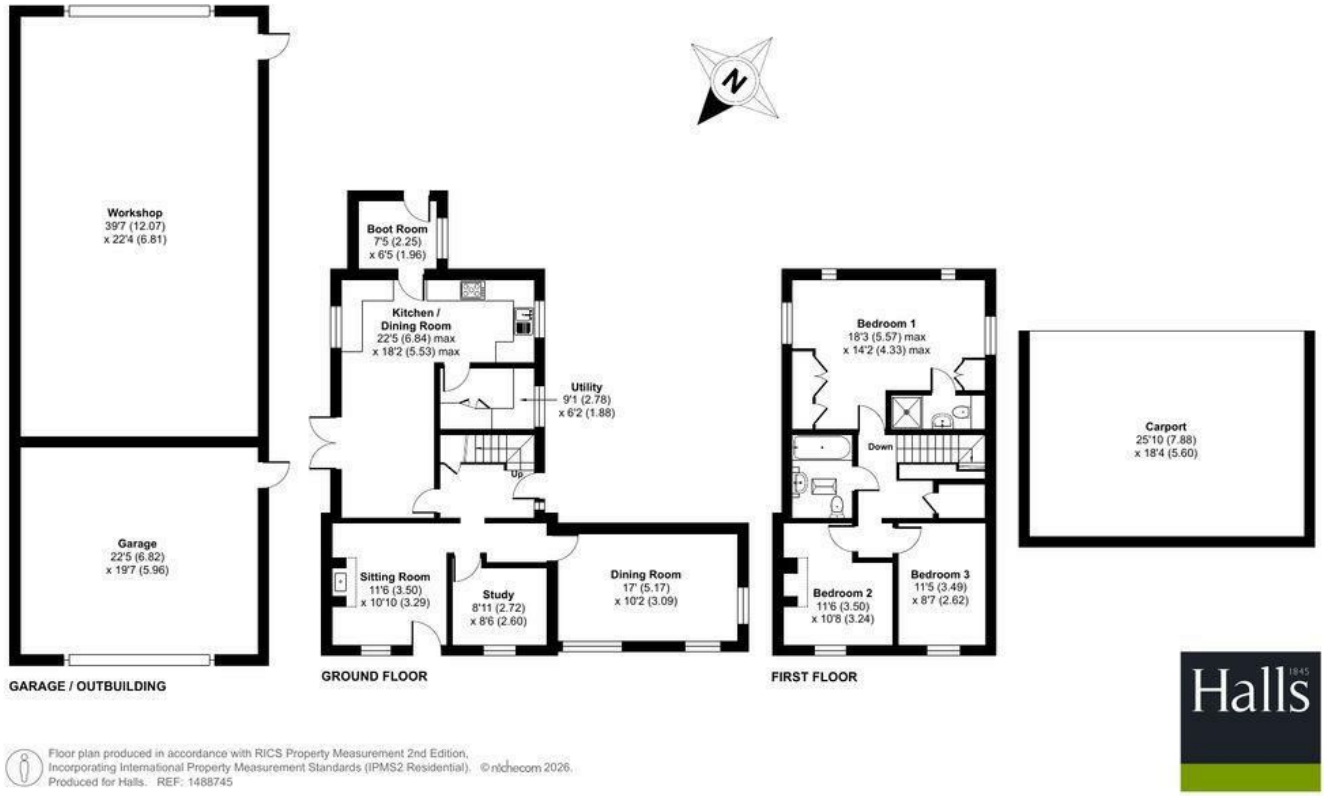
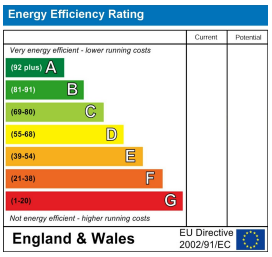
Approximate Area = 1519 sq ft / 141.1 sq m (excludes carport)
Garage = 438 sq ft / 40.7 sq m
Outbuilding = 886 sq ft / 82.3 sq m
Total = 2843 sq ft / 264.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1488745

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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