



CARISBROOK

HOOK-A-GATE | SHREWSBURY | SY5 8BE





CARISBROOK

HOOK-A-GATE | SHREWSBURY | SY5 8BE

Shrewsbury 5.5 miles | Telford 20.4 miles
(all mileages are approximate)

A STUNNING AND INDIVIDUALLY DESIGNED DETACHED HOUSE,
OFFERING A SPACIOUS LIVING ENVIRONMENT, PRESENTED IN
IMMACULATE ORDER SET WITH WRAPAROUND GARDENS.

Convenient and popular location
Finished to an exacting standard throughout
Spacious and versatile living environment
Wraparound established gardens
Large driveway parking and double garage



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, head away from town along the Longden Road and continue past the Priory and Meole Brace schools. As you enter the village of Hookagate, proceed into the village taking a right turn before the pub. Continue down the bank and Carisbrook will be identified, slightly elevated on the left hand side.

SITUATION

The property is most conveniently and pleasantly located just outside Shrewsbury within the pretty village of Hookagate which provides a pub and nursery. The village itself is surrounded by unspoilt countryside and there is ready access for walkers to the nearby Lyth Hill. An excellent range of schools are available on the western outskirts of Shrewsbury together with Radbrook Green commercial centre offering: Shops, Post Office, Hairdressers, Take-Aways, Doctors surgery, Pharmacy and a florist. In addition the Meole Brace retail park which includes a Sainsburys supermarket is easily accessible. Commuters are well placed for access to the main A5 which links east through to the M54 motorway and Telford or alternatively north to Oswestry. Shrewsbury town centre itself offers an excellent and varied range of shops, restaurants, social facilities and a rail service.

PROPERTY

Set within a stunning plot adjoining open fields and enjoying far-reaching views across open countryside, this individually designed detached residence presents a rare opportunity to acquire a truly exceptional family home. Offering an impressive blend of space, privacy and quality, the property provides substantial and highly versatile accommodation, finished to an outstanding standard throughout.

Internally, the home is light-filled and thoughtfully designed, with notably high ceilings and windows to two elevations in all principal rooms, allowing natural light to



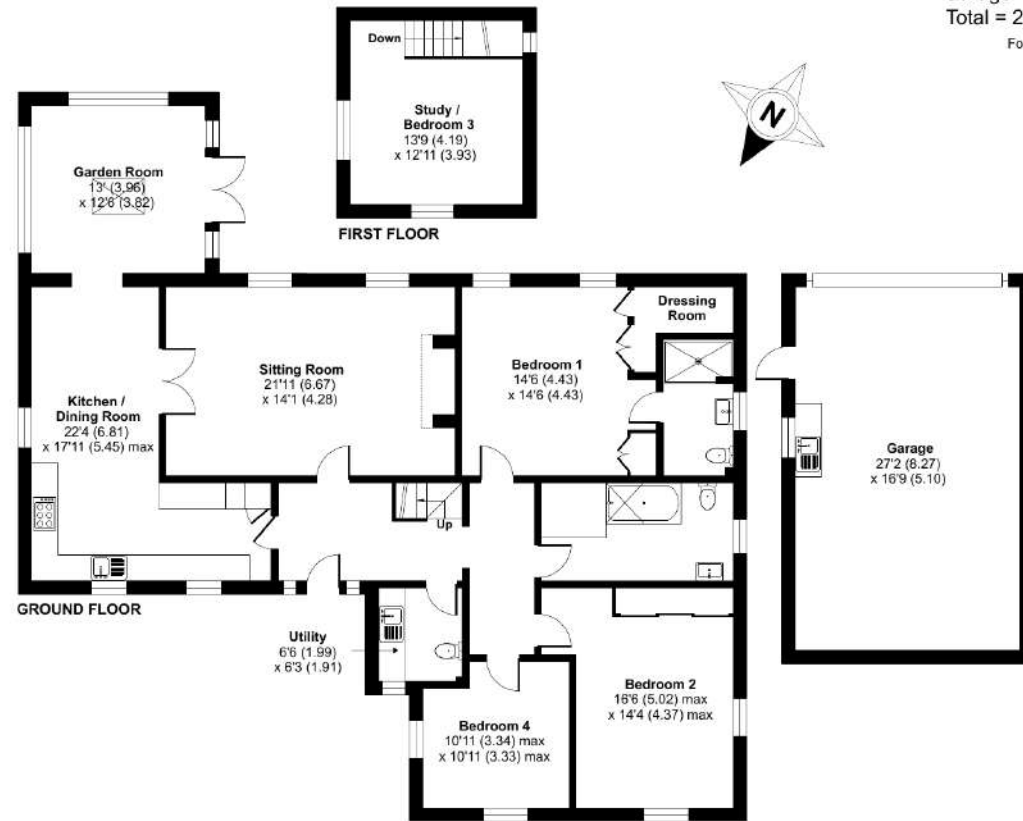
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1437447

pour in. The welcoming living room features an attractive exposed brick fireplace and flows seamlessly through glazed double doors into the dining area, creating an ideal space for both relaxation and entertaining. The well-appointed kitchen and dining room is fitted with polished granite worktops, integrated appliances and a range-style cooker. This lovely space opens into a stunning orangery complete with a roof lantern and double doors leading onto a generous decking terrace and garden beyond. A

practical utility and laundry room with additional fitted units and a WC further enhances everyday convenience.

The entrance hall features a turning staircase rising to the first floor and leads through to an inner hallway illuminated by Velux windows, along with a large airing cupboard. The principal bedroom is particularly impressive, offering built-in wardrobes, a separate walk-in wardrobe and a stylish en-suite

Approximate Area = 1920 sq ft / 178.3 sq m
Garage = 454 sq ft / 42.1 sq m
Total = 2374 sq ft / 220.4 sq m
For identification only - Not to scale





shower room with a double-length shower. Two further generously sized double bedrooms are served by a well-appointed family bathroom featuring a jacuzzi bath and shower. The first floor also offers a highly versatile hobbies room or study, which could easily be adapted as a fourth bedroom or additional reception space.

Throughout the home, high-quality natural stone porcelain tiled flooring is complemented by underfloor heating, while all bedrooms benefit from air conditioning for year-round comfort. The loft space has been boarded, insulated and prepared to allow for potential additional accommodation, subject to the necessary consents.

OUTSIDE

To the front, the extensive driveway offers ample parking for multiple vehicles and leads to the substantial detached double garage, complete with electric door, power and lighting.

Externally, the south-west facing decking terrace provides an ideal setting for outdoor dining and entertaining, with access also available from the rear driveway and a purpose-built ramp ensuring wheelchair accessibility. The surrounding gardens are thoughtfully landscaped, featuring lawns, well-stocked beds, specimen planting, fruit trees and a charming woodland area adjoining the Rea Brook, creating a truly idyllic environment.

Carisbrook stands as a unique and distinctive home, perfectly combining contemporary comfort with a secluded and beautiful setting, all within a short drive of Shrewsbury town centre.

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

We understand that the property has the benefit of mains water, electricity. Drainage is to a Bio disc. LPG heating. 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.



