

# HARWOOD

## THE ESTATE AGENT

### 01952 881010

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



# £ 8 5 0, 0 0 0 region

This most impressive rural property, set within the sought-after village of Kemberton, beautifully blends charm and character with modern convenience. It offers a wonderful balance of period appeal and contemporary comfort, all within a peaceful village setting that provides a real sense of space and privacy. Despite its tranquil position, the home remains well connected to the market town of Shifnal, the amenities of Telford, and the historic attractions of Ironbridge. At the heart of the ground floor is an exceptional breakfast kitchen and open plan living room with bi-fold doors onto a patio area, perfectly placed for everyday living and relaxed entertaining. From the kitchen, doors open into a practical utility room, creating an easy and efficient flow for busy households. The property also boasts an excellent choice of reception rooms, including a generous lounge, a fully glazed garden room with patio doors, a cosy sitting room or study, and an inviting reception hall that sets a welcoming tone from the moment you step inside. Together, these spaces offer superb versatility for both family life and more formal occasions. Upstairs, the first floor features four well-proportioned bedrooms, each filled with natural light and offering comfortable accommodation and countryside views. Both the principal bedroom and the guest bedroom enjoy their own en-suites, while the remaining rooms are served by a family bathroom and a spacious landing that enhances the sense of openness. The two cellar rooms provide valuable additional space, ideal for storage, hobbies, or further potential, adding yet another layer of flexibility to the home. Externally, the property benefits from parking to both the front and side, along with a delightful mature garden that enjoys a lovely mix of sunshine and shade. The garden features established trees and shrubs, paved seating areas perfect for outdoor dining or relaxing, and two useful wooden storage sheds plus a greenhouse. A nearby public footpath leads through open fields to the far side of the village, making this an ideal location for anyone who enjoys spending time outdoors. Overall, this is a substantial and versatile home with an abundance of character and adaptability, perfectly suited to modern family living in a highly desirable rural setting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



















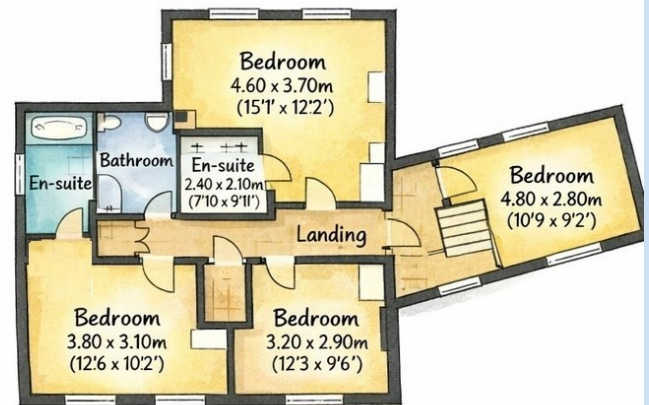
HOUSE: 240 sq.m. / 2,587 sq.ft.

CELLAR: 28.3 sq.m. / 304,5 sq.ft.

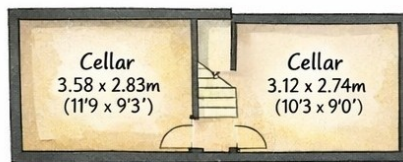
All measurements are approximate.



Ground Floor



First Floor



Cellar

**Tenure** Freehold      **Council tax** Band G

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 13th Feb 2026