SAMUEL WOOD

Brook House, Worthen, Shrewsbury, SY5 9HW

Offers In The Region Of £600,000

Brook House, Worthen

Shrewsbury, SY5 9HW

4 2 5 E

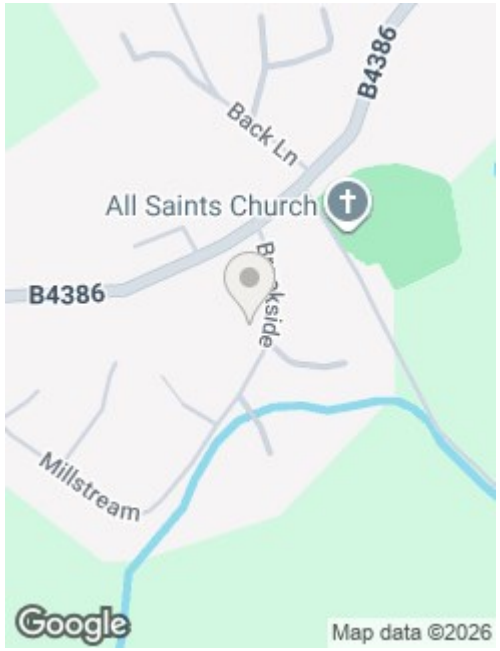
- Characterful Detached Rural Cottage
- Multiple Charming Reception Rooms
- Four Generous Double Bedrooms
- Double Garage & Ample Parking
- Vibrant Village Community & Amenities
- Impressive Period Features Throughout
- High Specification Kitchen Breakfast Room
- Beautiful Cottage-Style Gardens
- Superb Bromlow Callow Views
- EPC Rating E

Set within the highly regarded rural community of Worthen, this characterful detached cottage offers a wonderful opportunity to embrace a more relaxed Shropshire lifestyle, surrounded by beautiful countryside and enjoying a superb outlook towards Bromlow Callow. Period character sits comfortably alongside generous family living, with exposed timbers and impressive inglenook fireplaces creating a warm and welcoming atmosphere. The cottage-style gardens provide colourful planting, mature trees, lawns and several seating areas, making the outside space particularly appealing for entertaining, gardening or simply enjoying the views. Everyday village life is wonderfully accessible, with a shop and post office, pub, village hall, clubs and community groups all contributing to Worthen's vibrant atmosphere. With excellent countryside on the doorstep and Shrewsbury within easy reach, this is a home where rural tranquillity and community spirit come together beautifully. Come for the character, stay for the lifestyle.

The ground floor provides an impressive amount of flexible living space, designed equally well for family life and entertaining. A spacious breakfast kitchen forms a natural hub, complemented by a separate dining room, generous living room and further sitting room, each offering its own character and atmosphere. Several rooms feature exposed timbers and striking inglenook fireplaces adding warmth and period appeal. The conservatory extends the living space and enjoys picture windows and French doors opening onto the garden, while the useful utility room provides practical household space alongside a cloakroom/WC.

The first floor provides four well-proportioned double bedrooms, offering excellent flexibility for family, guests or home working. The bedrooms are served by both a family bathroom and separate shower room, providing practical facilities for everyday life. The principal bathroom features a freestanding roll-top bath, while the additional shower room incorporates a shower cubicle, wash hand basin and WC.

The approach is via a gravelled driveway and forecourt, providing ample off-road parking and access to the detached double garage, measuring approximately 5.74m x 5.74m. The cottage-style gardens are a particular highlight, predominantly laid to lawn and enhanced by colourful floral and shrub borders, mature trees and areas of established planting providing privacy and year-round interest. Paved terraces and steps create a number of attractive places for outdoor dining, entertaining or relaxing, with the garden offering a wonderful vantage point towards Bromlow Callow. The wider setting provides immediate access to the surrounding countryside and the Shropshire Hills National Landscape.



Directions

What3words: ///assets.hazy.student

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps & Ultrafast 80 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.

Floor Plans

Total floor area: 222.9 sq.m. (2,399 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.