

FOR SALE

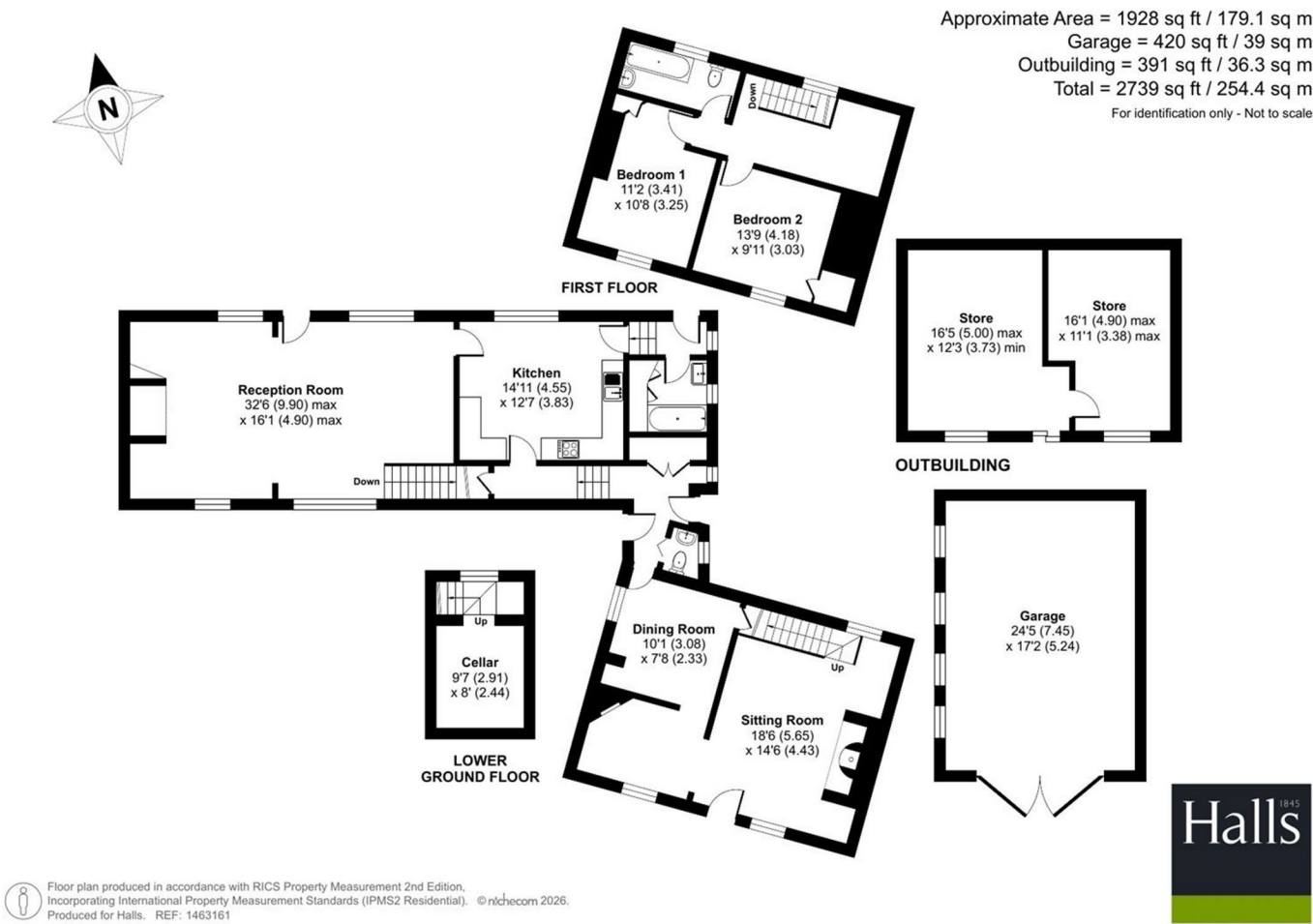
The Smithy, Brockton, Worthen, Shrewsbury, SY5 9HU



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Auction Guide Price £175,000 - £200,000

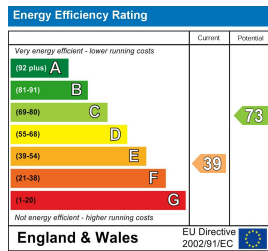
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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 Rating



*** AUCTION GUIDE PRICE £175,000 - £200,000 ***

A deceptively spacious detached cottage, offering immense potential and great scope for improvement, set with lovely large gardens in a popular rural locality. In all approx. 0.65 acres.



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Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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2 Reception
Room/s


2 Bedroom/s


2 Bath/Shower
Room/s





- Beautiful rural location
- Fantastic potential for improvement
- Character features throughout
- Excellent living space
- Stunning large gardens
- Garaging and outbuildings

DIRECTIONS
From Shrewsbury take the B4386 (Montgomery road) through Nox, Yockleton and Westbury. On reaching Worthen, proceed through the village passing the shop on the left hand side and continue up the bank and proceed to Brockton. Passed the pub on the right hand side and The Smithy will be found after a short distance on the right.

SITUATION
The property occupies a secluded position on the fringe of the popular village of Brockton, which has a pub and benefits from some fantastic open views over farmland and countryside with hills in the distance. Nearby, Worthen is situated approximately 13 miles south west of Shrewsbury with local amenities including a primary school, village shop and doctors surgery. The county town of Shrewsbury offers an excellent range of facilities and amenities whilst Montgomery is also close by. Commuters will note that there is access to the A5 which links around to the M54 motorway and on to Telford and the Midlands. Shrewsbury town centre has a rail service

DESCRIPTION
An individual and highly appealing detached country house, set in a convenient yet beautiful rural location, offering characterful features, generous living space, and exceptional potential for renovation and extension (subject to the necessary consents). The property is set in fantastic large gardens, extending in total, to approximately 0.65 acres.

Formed by connecting a traditional cottage with a former smithy, the property now provides deceptively spacious accommodation full of charm and original features, including exposed timbers and fireplaces. While requiring a comprehensive programme of modernisation and improvement, it represents an exciting opportunity to create a superb countryside residence.

The ground floor accommodation includes a sitting room with log-burning stove, a former kitchen with attractive stone flooring, guest WC, rear hall, ground floor bathroom, breakfast kitchen, and an impressive principal living room extending to over 36 feet in length. This superb reception space features a substantial brick fireplace and door opening directly onto the gardens.

To the first floor are two bedrooms with delightful views together with an additional bathroom.

Outside, the property is approached via gated access leading to a substantial gravelled driveway providing ample parking. There is a detached garage and a range of useful outbuildings, including a former pig sty and former shuppen, the latter currently utilised as store rooms with power and lighting connected.

The grounds extend to approximately 0.65 acres and comprise attractive flowing lawns, paved patio seating areas, mature trees, and beautifully established shrub borders stocked with a wide variety of plants. The property also enjoys lovely far-reaching views across surrounding fields towards rolling hills beyond.

Overall, The Smithy presents a rare opportunity to acquire a distinctive rural home with enormous scope for enhancement in an idyllic countryside setting.

GENERAL REMARKS

IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

METHOD OF SALE
The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 24TH JULY 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BOUNDARIES, ROADS & FENCES
The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE
The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: MRS NERYS JONES, GILBERT DAVIES SOLICITORS, 18 SEVERN STREET, WELSHPOOL, SY21 7AD - 01938 552727 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and is set at 3.5% plus VAT of the hammer price, subject to a minimum fee of £4,000 plus VAT (£4,800).

BUYERS REGISTRATION
Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE/RESERVE
*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.