



CARTLAND HOUSE

5 YELL BANK | MONTFORD BRIDGE | SHREWSBURY | SY4 1FB





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Shrewsbury 4 miles | Oswestry 11.3 miles | Telford 20 miles
(all mileages are approximate)

A MOST IMPRESSIVE AND ATTRACTIVELY APPOINTED DETACHED HOUSE OFFERING A SUPERB LIVING ENVIRONMENT, SET WITH GARAGING AND LOVELY GARDENS IN A POPULAR LOCALITY.

Sought after and convenient position
Attractively presented and well appointed throughout
Excellent family living space
Driveway parking and large garage
Lovely landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed along the B4380 passing through Bicton and travel over the River Severn into the village of Montford Bridge. Proceed along taking the left turn signposted Montford. Take the first left turn into Yell Bank and Cartland House will be found directly ahead.

SITUATION

The property is located in the most popular and desirable village of Montford Bridge which offers a public house, whilst the nearby village of Bicton provides a primary school. The county town of Shrewsbury is easily accessible and has a comprehensive shopping centre including a selection of shops, social and leisure amenities together with a rail service. Commuters will find that the village is particularly well placed for access to the A5 which links south to the M54 or north towards Oswestry and Chester. The property is conveniently located from The Royal Shrewsbury Hospital.

PROPERTY

Cartland House is an outstanding five-bedroom detached family home occupying an enviable elevated position with south-facing views across the River Severn, adjoining countryside and the Shropshire Hills. Designed with modern family living in mind, the property offers beautifully proportioned accommodation, flooded with natural light and finished to an impressive specification throughout.

The welcoming reception hall features a striking full-height ceiling, oak flooring and underfloor heating, setting the tone for the quality found throughout the home. A superb dual-aspect living room enjoys an inglenook-style fireplace with cast iron log burner and full-width bi-fold doors opening onto the sun terrace and gardens. The heart of the home is the stunning open-plan kitchen, dining and living space, fitted with an extensive range of contemporary Nolte units complemented by Quartz work surfaces, integrated



Approximate Area = 2237 sq ft / 207.8 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 2544 sq ft / 236.3 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). © n/checom 2026. Produced for Halls. REF: 1464841

appliances, Neff ovens, induction hob, warming drawer and LED mood lighting. Bi-fold doors seamlessly connect the interior with the landscaped gardens, creating an ideal space for entertaining and family life. A separate utility room and versatile family room/home office further enhance the practicality of the layout.

To the first floor, a striking galleried landing leads to the luxurious principal bedroom suite

featuring a Juliet balcony framing river and countryside views, a walk-in wardrobe and stylish en-suite shower room. A generous guest bedroom also benefits from its own en-suite, while three further double bedrooms are served by a beautifully appointed family bathroom complete with freestanding bath and contemporary Porcelanosa tiling. All bathrooms and the entire ground floor benefit from underfloor heating.





OUTSIDE

Externally, the property is approached via a driveway providing parking and access to the double garage. The beautifully landscaped rear gardens are a particular feature, enjoying a sunny south-facing aspect with extensive paved terraces ideal for outdoor dining, generous lawns, raised sleeper beds and mature flower and shrub borders, perfectly positioned to enjoy spectacular evening sunsets.

Cartland House is situated within a highly sought-after village on the edge of the county town, offering a peaceful semi-rural setting with excellent local amenities nearby, including a popular restaurant/public house, scenic countryside walks and convenient access to a large number of both public and private schools, doctors surgeries, vets. Bicton Heath, Shrewsbury town centre and the A5/M54 motorway network are all within easy reach.

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

Mains water, electricity and gas are understood to be connected. Drainage is to a septic tank (however, the property is due to be attached to mains drainage over the coming months). 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 – G



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.



