



# Meadow Brook

COLEBATCH | BISHOPS CASTLE | SY9 5JY





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MEADOW BROOK IS A STUNNING FOUR-BED DETACHED HOME  
MOMENTS FROM HISTORIC BISHOPS CASTLE, SET WITHIN HALF AN  
ACRE IN PEACEFUL COLEBATCH

Delightful, detached family home in a peaceful rural setting  
Hall, landing, Cloakroom, utility and attached single garage  
4 bedrooms, en-suite & family bathroom  
Beautifully landscaped lawns & informal natural spaces



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Viewing is strictly by appointment with the selling agents

## SITUATION

Colebatch is a small and highly desirable rural hamlet situated amidst some of South Shropshire's most beautiful countryside. The nearby market town of Bishop's Castle offers an excellent range of everyday amenities, including schools, independent shops, pubs, cafés, medical facilities and a dental practice. The larger towns of Shrewsbury to the north and Ludlow to the south are both within comfortable driving distance and provide a comprehensive range of shopping, leisure and transport facilities.

Renowned for its outstanding natural beauty, South Shropshire is a haven for walkers, cyclists and outdoor enthusiasts, with the surrounding hills, valleys and country lanes offering endless opportunities for exploration. Meadow Brook represents a rare opportunity to acquire a beautifully presented family home with exceptional gardens and grounds in one of the county's most sought-after rural locations.

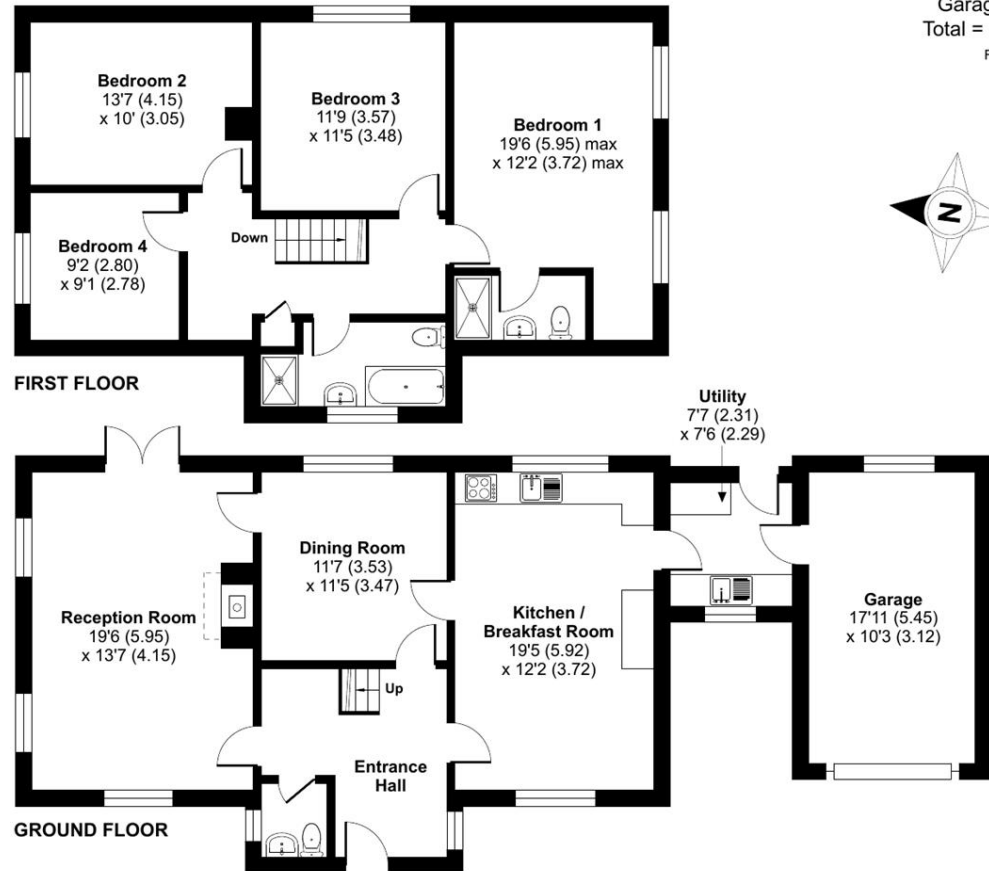
## PROPERTY

Situated within approximately half an acre of beautifully maintained gardens and natural grounds, Meadow Brook is a delightful, detached family home occupying a peaceful rural setting in the charming hamlet of Colebatch, just over a mile from the historic market town of Bishop's Castle.

Approached via a sweeping driveway providing ample parking and access to the attached single garage, the property enjoys an exceptional degree of privacy, surrounded by mature trees and hedgerows. The grounds offer a wonderful balance of formal landscaped gardens and natural wildlife habitat, including extensive lawns, a tranquil pond, a small, wooded glade and the property's defining feature - a picturesque babbling brook that gently meanders through the grounds.

The house itself has been meticulously maintained and thoughtfully improved by the current owners, creating a welcoming home that combines character,

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: 1476771



comfort and practicality. Accommodation begins with a spacious entrance hall leading into the impressive full-length living room. This cosy yet spacious reception room enjoys windows to two elevations, French doors opening onto the gardens, and a striking brick fireplace housing an Oil feed Bubble Stove.

The dining room overlooks the gardens and connects seamlessly to the well-proportioned kitchen/breakfast room, which features a tiled floor, an extensive range of timber wall and base units, and windows overlooking both the front and rear gardens. A useful utility room provides additional storage and workspace, with direct access to the garage and rear garden. A guest cloakroom completes the ground floor accommodation.



## PROPERTY

On the first floor, the landing leads to the principal bedroom, which benefits from an en-suite shower room and attractive gable-end windows overlooking the wooded glade. There are three further bedrooms, all enjoying delightful countryside views, and which share a family bathroom incorporating both bath and separate shower facilities.

## GARDENS

The beautifully landscaped gardens and grounds at Meadow Brook extend to around half an acre, offering a wonderful balance of formal lawns, mature planting, privacy and space for outdoor living. A charming stream flows through the property, enhanced by ponds, wooded walkways and footbridges that create a peaceful wildlife haven with far-reaching views across the South Shropshire countryside. Located in an area of outstanding natural beauty, Meadow Brook offers an exceptional rural lifestyle just moments from Bishop's Castle.



## FIXTURES & FITTINGS

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

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

Freehold. Purchasers must confirm via their solicitor.

## SERVICES

Mains water, and electricity are understood to be connected. Drainage is to a private treatment plant shared with one neighbour. Double glazing and oil central heating is installed supplemented by a Bubble stove. None of these services have been tested.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

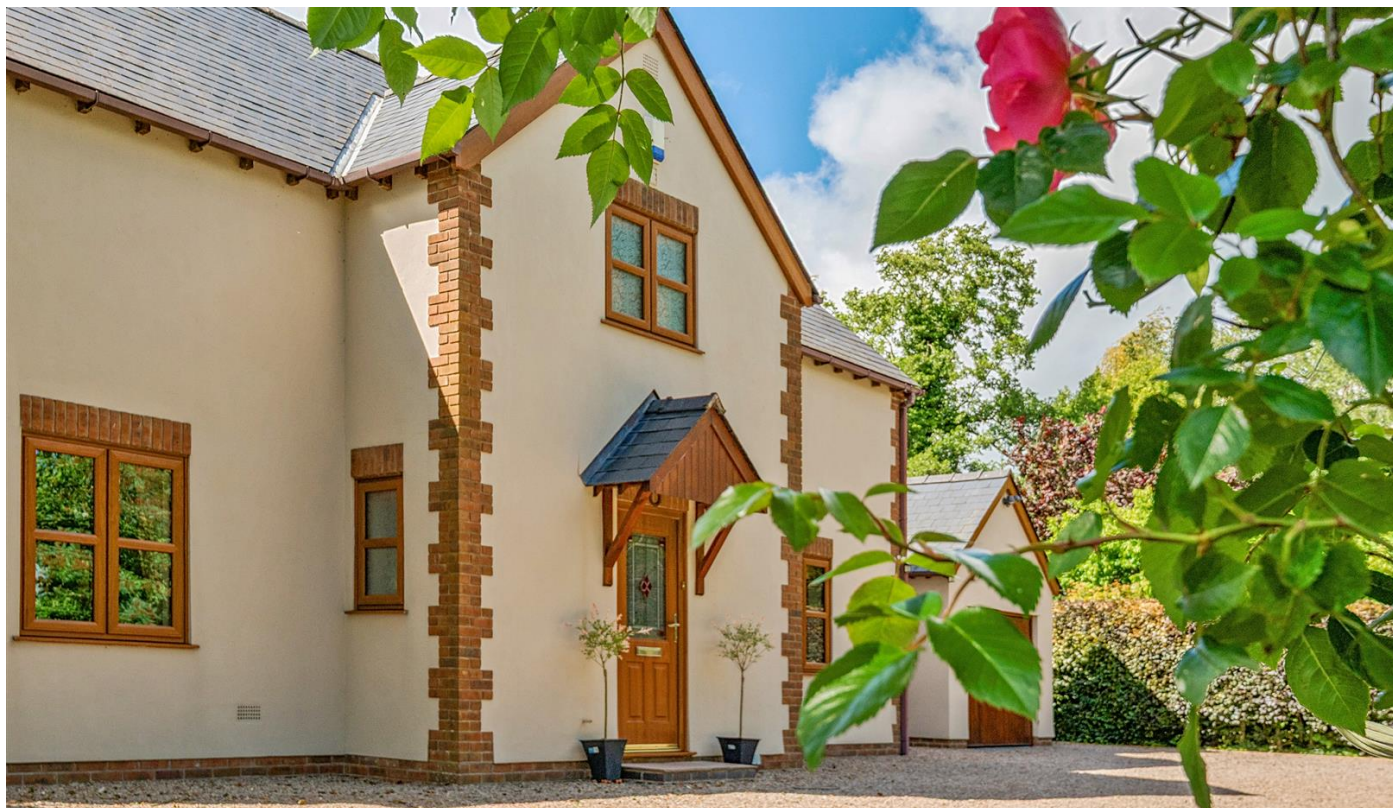
## COUNCIL TAX & EPC RATING

Council Tax Band - E  
Current EPC Rating - D

## DIRECTIONS

What3Words ///grumble.intensely.inherits

From Bishops Castle proceed South on the A488 towards Clun for 1 mile into the village of Colebatch and Meadow Brook is found on the right-hand side immediately after the telephone kiosk and bear right at the shared entrance.



## 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 or these sale particulars or these

## 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 or

## 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.



