



# COOMBE COTTAGE

BENTLAWNT | MINSTERLEY | SHREWSBURY | SY5 0ES





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Shrewsbury 11.3 miles | Telford 24.7 miles  
(all mileages are approximate)

A CHARMING AND CHARACTERFUL DETACHED PROPERTY WITH  
WONDERFUL GARDENS OFFERING THE MOST IDYLIC SETTING WITH  
SPECTACULAR COUNTRYSIDE VIEWS.

Kitchen, dining room, sitting room  
A stunning timber addition offering a superb family room with “Clearview” wood burning stove  
Three bedrooms and a family shower room  
Beautiful gardens with large raised al fresco entertaining area  
Spectacular panoramic countryside views



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3Words - ///music.subplot.mixer

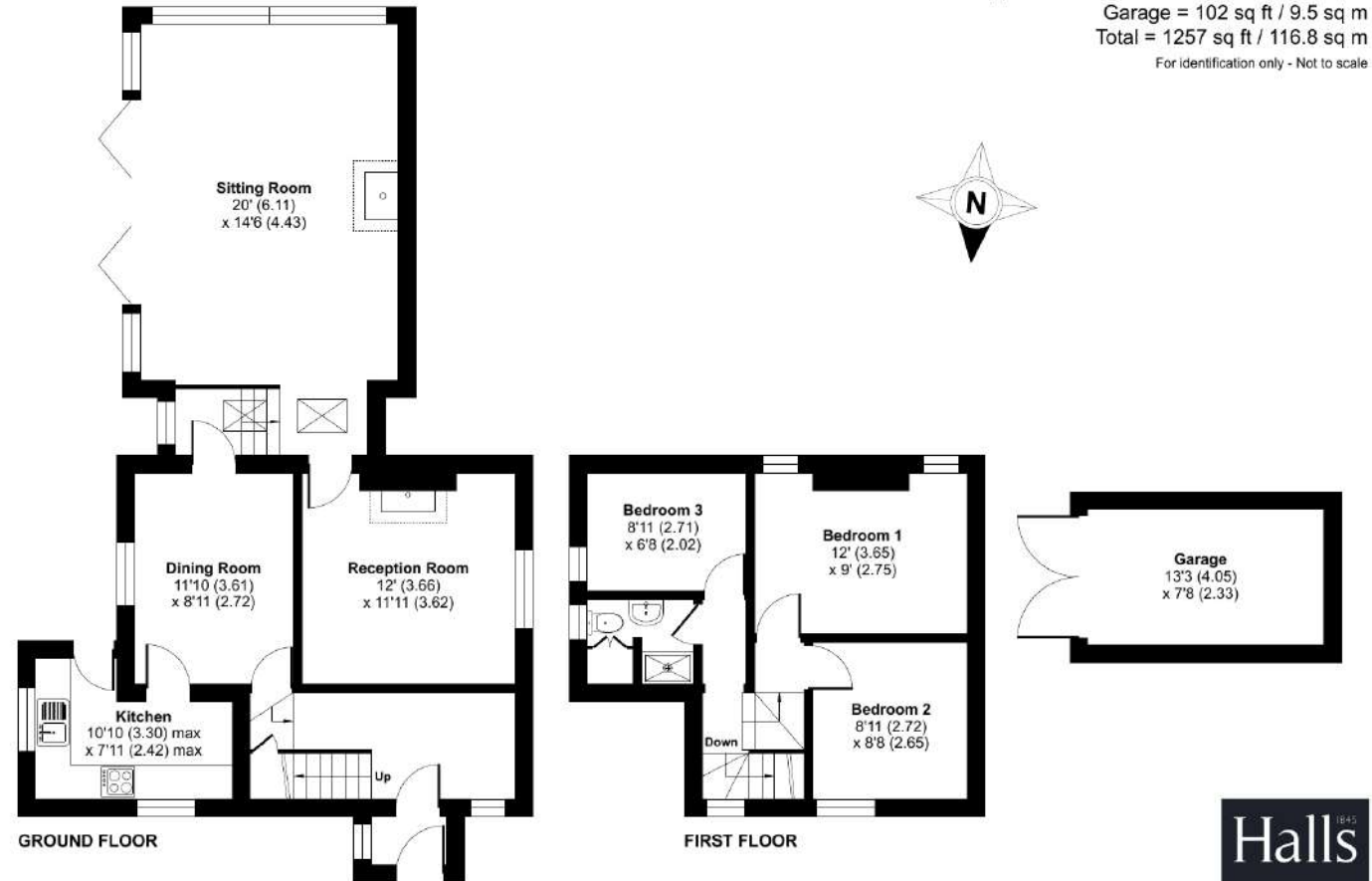
From Shrewsbury, proceed west along the A488 towards Bishops Castle and proceed through the villages of Hanwood, Pontesbury and Minsterley. On leaving Minsterley, continue in the direction of Bishops Castle and proceed up the Hope Valley. On reaching a right turn signposted Bentlawnt, turn right and follow this lane to the next T junction, then turn left and follow this up through the village of Bentlawnt and as the road starts to rise and you appear to be at the end of the village there is a turning to the left just past a telegraph pole. Take this turning and the property can be found on the left hand side.

## SITUATION

The property occupies a beautiful unspoilt rural location, designated in an Area of Outstanding Natural Beauty. Positioned with commanding panoramic views and opening out onto the Shropshire Plain, whilst wider views will be seen towards Long Mountain round to Shrewsbury. The area is renowned amongst walkers and a basic range of amenities can be found in the villages of Worthen with a shop and primary school and Minsterley which is approximately 5 miles away. Pontesbury is slightly further on and includes a greater range of shops, takeaway restaurants, medical, veterinary surgery and primary and secondary schools. Commuters will find that the county town of Shrewsbury is readily accessible and offers a comprehensive range of amenities, including a rail service. The A5 road links to the west gives ready access to the M54 motorway and Telford, or alternatively in the opposite direction to Oswestry and the north.

## PROPERTY

Coombe Cottage is a charming and characterful three-bedroom detached home set within beautiful gardens, enjoying an idyllic rural setting with spectacular

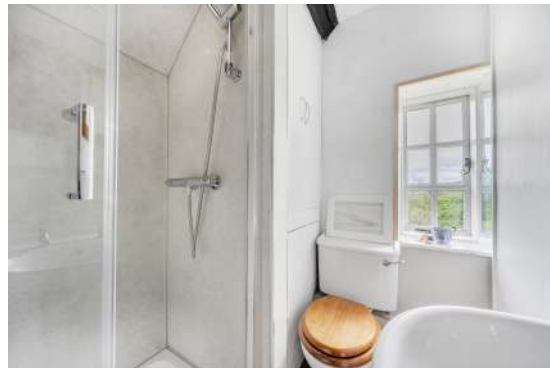


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1447737

panoramic countryside views. Extended to include a stunning timber-framed addition, the property offers exceptional living space filled with natural light and perfectly positioned to take advantage of the breathtaking surroundings. While the cottage would now benefit from some internal updating, it presents a wonderful opportunity to create a truly special country home in a peaceful and highly sought-after location.

The accommodation comprises a kitchen leading through to the dining room, beyond which lies the impressive timber-framed family room. Featuring glazing to two elevations and a "Clearview" wood-burning stove, this remarkable space enjoys uninterrupted views across the surrounding countryside. Centrally positioned within the home is the cosy sitting room, complete with a further Clearview log-burning stove.

Approximate Area = 1155 sq ft / 107.3 sq m  
Garage = 102 sq ft / 9.5 sq m  
Total = 1257 sq ft / 116.8 sq m  
For identification only - Not to scale



To the first floor are three bedrooms and a shower room.

### OUTSIDE

Outside, the property has beautifully established gardens with mature planting, a large raised al fresco entertaining terrace, and outstanding far-reaching views across the Shropshire Plain towards Long Mountain and around to Shrewsbury to the rear. There is also an old farm building which would be great for storage. A detached garage provides additional storage and there is parking in front of the garage.

## 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

We understand that the property has the benefit of mains water and electricity. Oil fired central heating. Drainage is to a septic tank. 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 – C



### 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.



