



CANTLOP GRANGE

CANTLOP | CROSS HOUSES | SHREWSBURY | SY5 6HH





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Shrewsbury 6.1 miles | Telford 16.2 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE AND SUBSTANTIAL SEMI-DETACHED
GRADE II LISTED PERIOD FAMILY HOME THAT IS BEAUTIFULLY
PRESENTED THROUGHOUT, SITUATED IN A POPULAR RURAL
LOCATION.

Beautifully presented throughout with huge amounts of character
Stunning countryside views
2 lovely formal receptions
Gardens including a covered entertaining area
Detached garage perfect for updating/replacement



Shrewsbury Office

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///crinkled.proper.spectacle

From Shrewsbury proceed along the A458 Wenlock Road and continue over the mini roundabout heading over the by-pass and take the turning right sign posted Pitchford and Acton Burnell. Follow this road for approximately 3 miles and as the road starts to climb into Cantlop turn left at the cross roads. Continue down this lane and the property will be found on the right hand side.

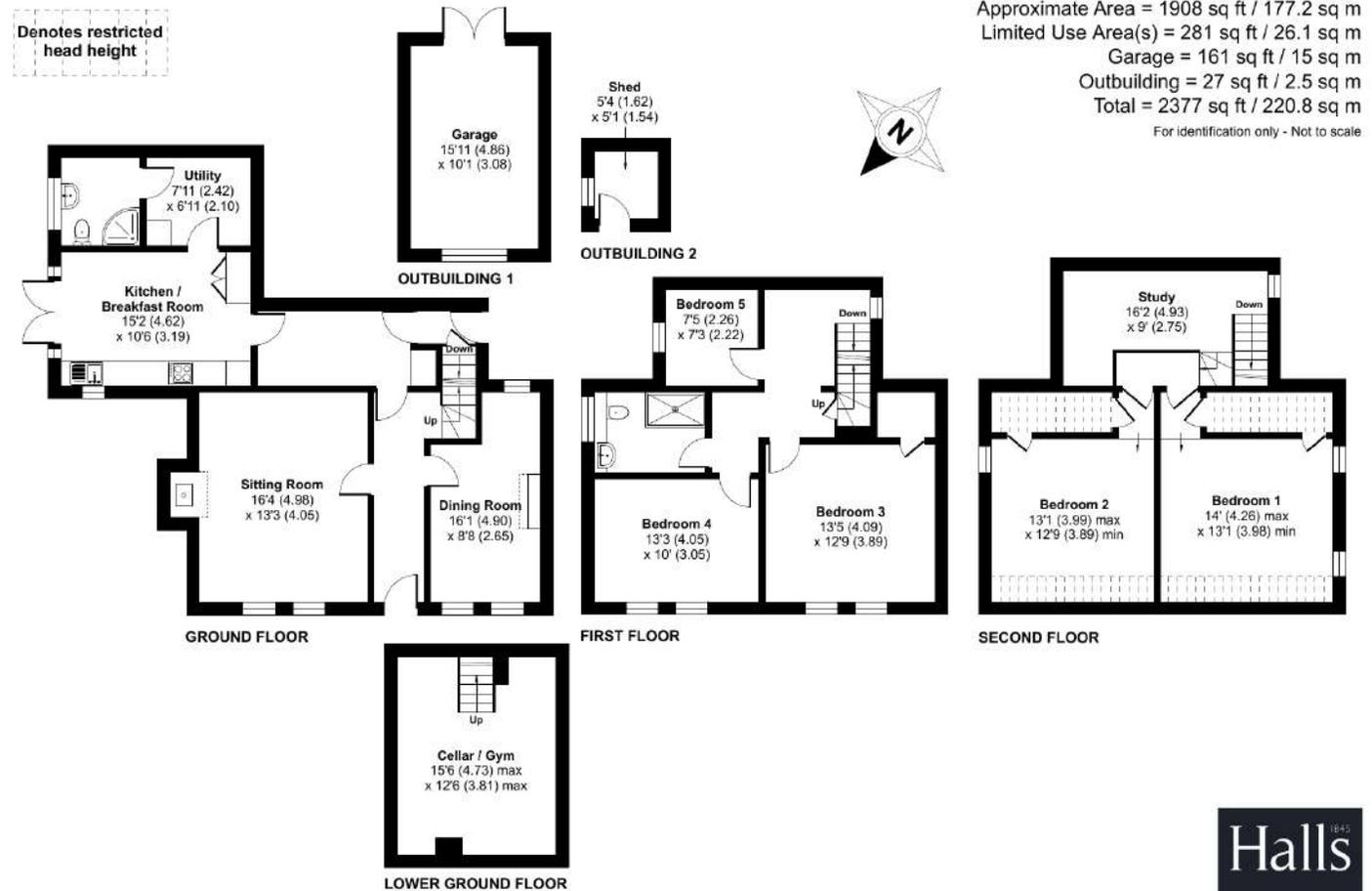
SITUATION

Situated in the rural parish of Berrington, just south-east of the village of Cross Houses and approximately 6 miles from Shrewsbury town centre, Cantlop Grange enjoys easy access to local amenities, excellent countryside walking and commuter links to the West Midlands.

Shrewsbury is a traditional market town that is situated along the River Severn. Shrewsbury offers an abundance of independent shops, cafes, restaurants and wine bars along with an award winning 23 acre town park and an 800 seat theatre.

The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network. Shrewsbury and Wellington stations connect to Birmingham New Street train station, which offers a regular service to London Euston in approximately 1 hour 20 minutes.

There are a number of great schools in the surrounding area within both the state and private sectors including Prestfelde Preparatory, Shrewsbury School, Shrewsbury High Girls School and Wrekin College.



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: 1417925

PROPERTY

Cantlop Grange is a beautifully presented Grade II period home set in one of Shropshire's most charming rural hamlets with stunning countryside views in every direction. Offering an abundance of character throughout, the property features exposed timbers and versatile living space that include a generous kitchen/breakfast room – the heart of the home that

has a range of wall and floor units, built in appliances and French doors leading to the rear patio. Located off the kitchen is a separate utility room and downstairs shower room with WC beyond. There is a tanked cellar that is incredibly useful space that is currently used as a gym and historically has been a playroom.

There are two lovely formal reception rooms either side of the entrance hall ideal for entertaining or



relaxing, the sitting room is incredibly well proportioned and has a feature fire place with “Clear View” wood burning stove.

On the first floor there are two double bedrooms, a study/5th bedroom offering flexibility for work-from-home needs and these rooms are served by a family shower room. On the second floor there is a large landing with scope to reinstate a further bathroom as the plumbing is in situ. The bathroom was removed to make an upstairs sitting room/study area.

OUTSIDE

Externally, the gardens are thoughtfully designed with a covered entertaining area that takes full advantage of the surrounding views. There is a raised walled garden mostly laid to lawn with a further patio, garden shed and small outbuilding. A detached garage stands to the side with excellent potential to update or replace (subject to planning).



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 electric. Drainage is provided to a private system. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



