

BORETON BROOK COTTAGE

CONDOVER | SHREWSBURY | SHROPSHIRE



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Condover 0.9 miles | Shrewsbury 6 miles | Telford 16 miles
Chester 48 miles | Birmingham 49 miles | London Euston 2 hour 36 minutes
(Distances and time approximate)

**A charming and substantial family home enjoying an idyllic
brookside setting with 16 acres of land, stables,
gardens and far-reaching rural views**

Idyllic location bordered by Cound Brook

Large principle reception room

Kitchen with traditional Aga leading to a light-filled conservatory over looking the gardens and Brook

Stable block, garaging and additional hardstanding access to fields

16 acres of pastureland, ideal for equestrian or lifestyle use

Excellent potential conversion/adding to current outbuildings (STPP)

Incredibly sought after location



LOCATION & SITUATION

Boreton Brook Cottage is just outside the incredibly popular village of Conover, a beautiful countryside village located close to the town of Shrewsbury, surrounded by the attractive rolling countryside of Shropshire and benefitting from a local shop, primary school, busy village hall, social club, and cricket club.

The town of Shrewsbury is five miles outside of Conover, a traditional market town that is situated along the River Severn. Shrewsbury offers an abundance of independent shops, restaurants and wine bars along with The Quarry, and Theatre.

Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres.

Rail: Trains from Shrewsbury link to Birmingham New Street which offers a regular service to London Euston in approximately 1 hour 20 minutes.

Air: Airports are available at Birmingham, Manchester and Liverpool.

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

Sporting: There are numerous opportunities in the region for walking, cycling, horse riding and the busy Conover Golf Club.



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Set within approximately 16 acres of beautiful pastureland and bordered by the gently flowing Cound Brook, Boreton Brook Cottage represents a rare opportunity to acquire a charming country residence in one of Shropshire's most sought-after rural settings. Enjoying exceptional privacy and far-reaching panoramic views across unspoilt countryside, this impressive home perfectly combines rural tranquillity with convenient access to nearby amenities.



BORETON BROOK COTTAGE



THE ACCOMMODATION

Approached via a private driveway, the property reveals a substantial and well-proportioned family home that has been thoughtfully extended over time and offers further potential for enhancement or expansion, subject to the necessary consents. Internally, the house provides versatile accommodation ideally suited to modern family living.

Two generous reception rooms create elegant yet comfortable spaces for both entertaining and relaxation, while the kitchen — complete with a traditional AGA — forms the heart of the home.

From here, the accommodation flows seamlessly into a delightful conservatory that captures uninterrupted views across the gardens and the brook beyond, offering a truly idyllic setting throughout the seasons. A spacious utility room provides excellent practical support for country living.

The principal bedroom suite enjoys its own private sanctuary, complete with an en-suite bathroom and dressing area.

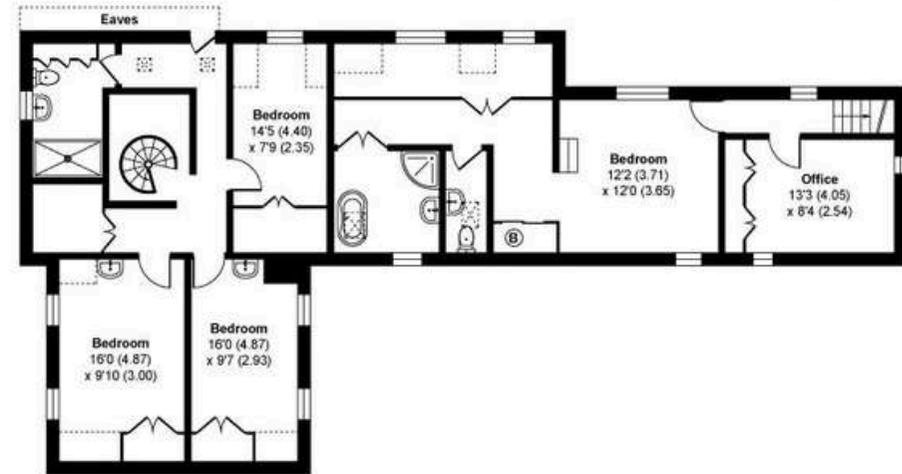
Three further well-appointed bedrooms are served by a stylish family shower room, while an additional fifth bedroom or study offers flexibility for home working or guest accommodation. Characterful design features include two separate staircases leading to the first floor, adding both charm and practicality to the layout.



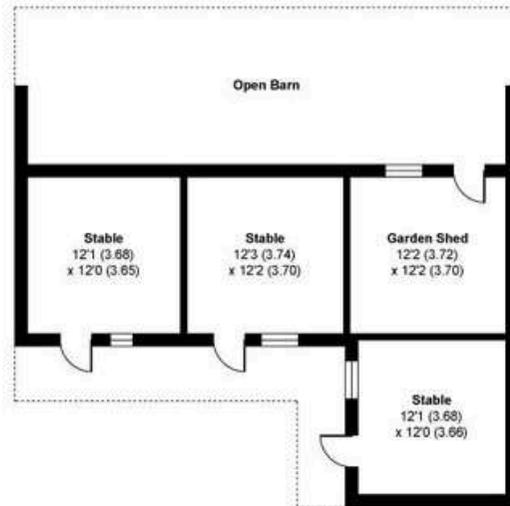




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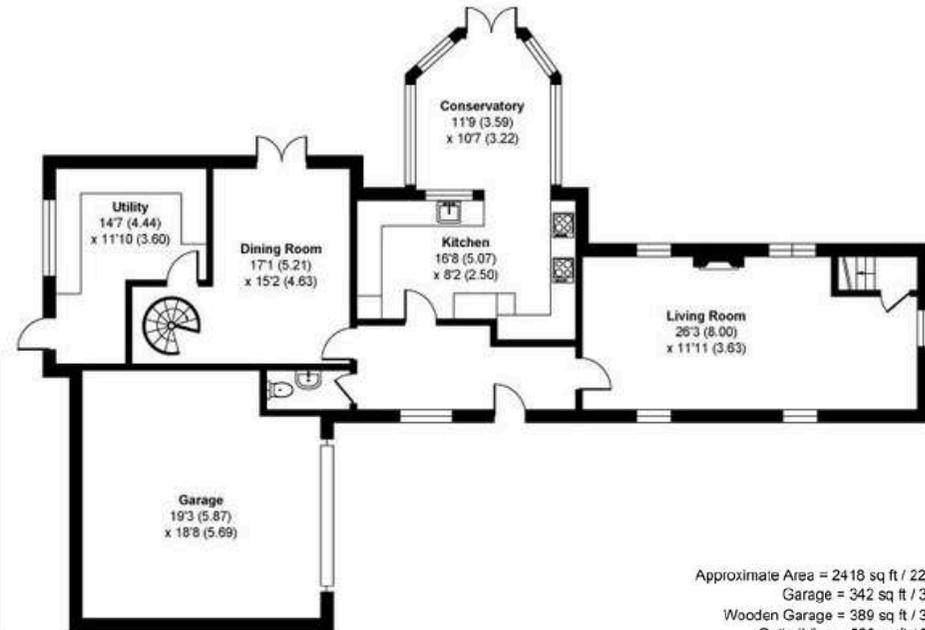
First Floor



Outbuilding



Wooden Garage



Ground Floor

Approximate Area = 2418 sq ft / 224.6 sq m
 Garage = 342 sq ft / 31.8 sq m
 Wooden Garage = 389 sq ft / 36.1 sq m
 Outbuilding = 598 sq ft / 55.6 sq m
 Total = 3747 sq ft / 348.1 sq m

For identification only - Not to scale



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GARDENS & GROUNDS

Outside, the grounds are a defining feature of the property. Beautifully maintained gardens surround the house, blending effortlessly into the wider estate which comprises approximately 16 acres of predominantly pastureland with water supply. The land is ideally suited to equestrian or lifestyle pursuits and includes a stable block with open barn/wood store behind, garaging and hardstanding access to the fields.

A natural pool within the grounds provides a picturesque and tranquil retreat, while there remains excellent scope for additional stabling or outbuildings if desired subject to the necessary planning permissions.

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 the property has the benefit of mains water, electricity, oil fired central heating and private drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – G

EPC

Rating –

DIRECTIONS

What3Words ///grownup.pops.playroom

Take the A458 westbound toward Bayston Hill. After passing through Bayston Hill, turn left signposted Condover. Follow the road into the village of Condover. Bear left after the post office and passed the village church and continue; take the next left turning signposted Frodesley / Berrington /Cross Houses. Continue for approximately ½ mile then turn right towards the ford. The property will be found on the left handside.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. There is potential to purchase the property fully furnished. Please check with the agent for clarification on specific items.

RIGHTS 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 not.

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 hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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