HOPE PARK FARMHOUSE

6 HOPE PARK | BENTLAWNT | SHREWSBURY | SY5 0EE

Halls 1845

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Minsterley 5.2 miles | Shrewsbury 15 miles | Telford 28.8 miles
(all mileages are approximate)

A STRIKING DETACHED FORMER FARMHOUSE, OFFERING SPACIOUS LIVING ACCOMMODATION, SET WITH TWO HOLIDAY COTTAGES IN BEAUTFIUL GARDENS WITH DELIGHTFUL FAR REACHING VIEWS.

Idyllic rural location
Spacious detached former farmhouse
Two holiday cottages
Detached garaging and workshop
Beautiful gardens with panoramic views

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

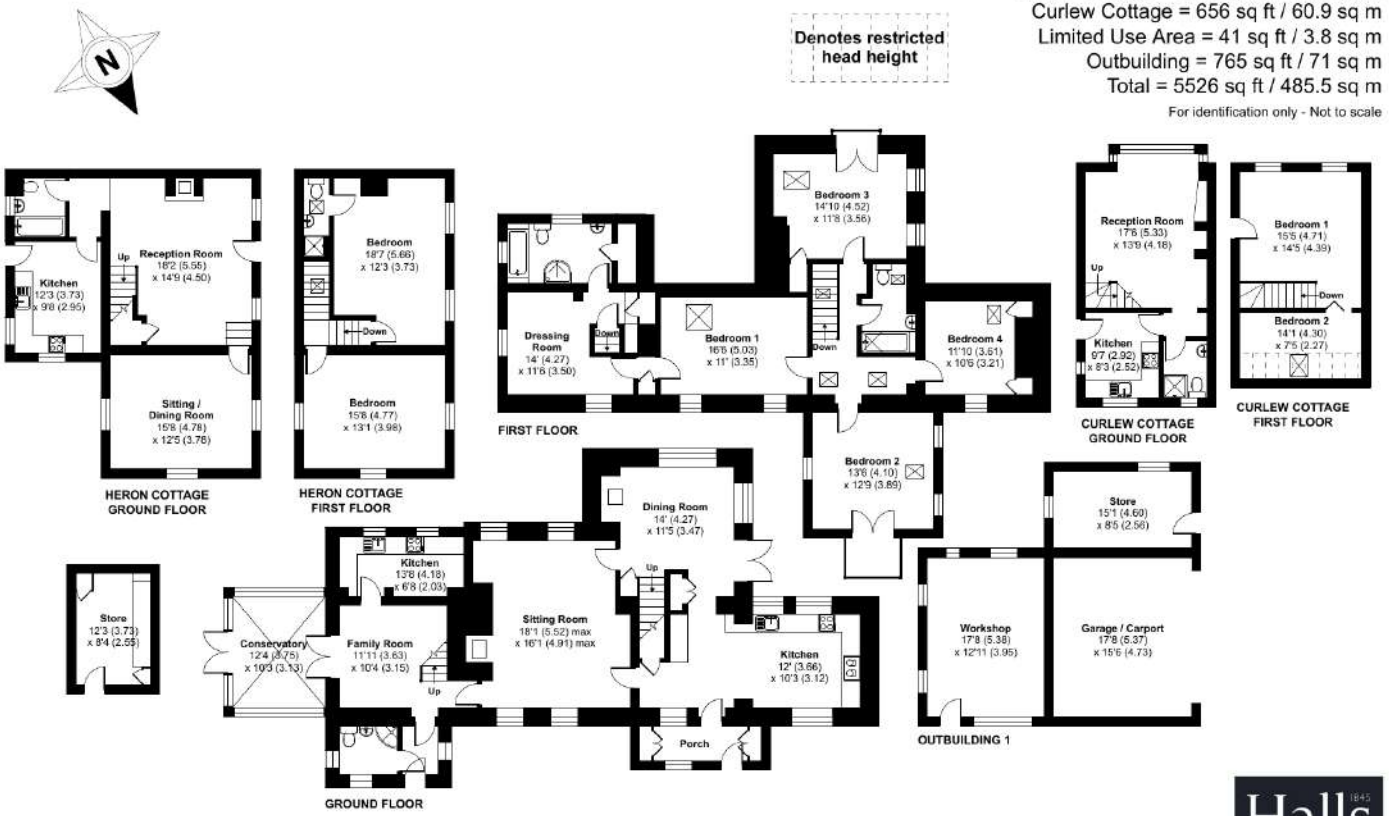
From Shrewsbury, proceed west along the A488 towards Bishops Castle and proceed through the villages of Hanwood, Pontesbury and Minsterley. On leaving Minsterley, continue in the direction of Bishops Castle and proceed up the Hope Valley. On reaching a right turn signposted Bentlawnt, turn right and follow this lane to the next T junction, then turn left and follow this up through the village of Bentlawnt to the top. Continue ahead and after leaving Bentlawnt the property will be found, signposted on the right hand side via a gated entrance.

What3words - ///altering.repelled.fields

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.

Approximate Area = 2551 sq ft / 237 sq m
Heron Cottage = 1213 sq ft / 112.6 sq m
Curlew Cottage = 656 sq ft / 60.9 sq m
Limited Use Area = 41 sq ft / 3.8 sq m
Outbuilding = 765 sq ft / 71 sq m
Total = 5526 sq ft / 485.5 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). ©nichecom 2025. Produced for Halls. REF: 1325727

PROPERTY

Nestled in a glorious rural setting with far-reaching views from the Long Mountain to Shrewsbury, this exceptional detached country house offers spacious, versatile accommodation ideal for multi-generational living and lifestyle buyers seeking additional income from holiday rentals.

The ground floor boasts a welcoming breakfast kitchen, beautifully appointed with a range of fitted units topped with granite work surfaces, complemented by an oil-fired Stanley range. The dining room features a striking stone fireplace, while the spacious living room impresses with a second stone fireplace and dual-aspect windows revealing the outstanding scenery.

Additional reception spaces include a family room, conservatory, and a useful kitchenette/utility room with an adjoining shower room – offering excellent potential to be used as an annexe for extended family or guests. To the first floor, there are four double bedrooms, all enjoying stunning countryside views. The principal suite is generously proportioned and includes a dressing room with picturesque outlooks and a luxury en-suite bathroom with a separate shower.

Bedroom two opens onto a charming balcony seating area. A modern family bathroom serves the remaining bedrooms.

In addition to the main residence, the property includes two immaculate semi-detached stone cottages, currently operating as successful holiday lets. Each cottage has its own garden and is presented and appointed to a high standard throughout.

OUTSIDE

The property is approached over a gated private driveway with ample parking, leading to a substantial open-fronted garage, a couple of outbuildings and a large workshop, ideal for a variety of uses.

THE GARDENS

The extensive gardens are a real feature, with beautifully stocked borders, sweeping lawns, and a series of elevated sun terraces, all perfectly positioned to capture the breath-taking views across the rolling countryside.

This unique home offers a lovely blend of tranquillity, charm, and versatility, a rare opportunity in one of Shropshire’s most scenic locations.

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 Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

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 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.

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