

# LITTLE BROOMCROFT

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KENLEY | SHREWSBURY | SHROPSHIRE



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KENLEY | SHREWSBURY | SHROPSHIRE | SY5 6NQ

Telford 11 miles | Shrewsbury 12.5 miles | Chester 55 miles  
Birmingham 46 miles | London Euston 2 hour 24 minutes  
(Distances and time approximate)

A stunning contemporary home, finished to an exceptional standard  
and providing a wonderful living environment, set in  
beautiful surroundings with far reaching views.

A unique family home

Superb and creatively designed living space

Ground source heating with underfloor heating throughout

5 Bedrooms with 4 Ensuites

Delightful landscaped gardens with outstanding views

Useful range of outbuildings

Glorious area of natural woodland

Extending, in all, to approximately 3 acres



## LOCATION & SITUATION

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Little Broomcroft occupies a privileged position on the fringe of the highly regarded village of Kenley, surrounded by some of Shropshire's most picturesque countryside. The area is renowned for its scenic country lanes and public footpaths, making it ideal for walking and outdoor pursuits.

The historic market towns of Much Wenlock, Church Stretton and Shrewsbury are all within easy reach, offering an excellent range of independent shops, restaurants, and public houses.

**Road:** 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.

**Rail:** 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.

**Air:** Birmingham Airport – 45–50 miles, Manchester Airport – 50–53 miles, Liverpool John Lennon Airport – 49–50 miles.

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

**Sporting:** A wide range leisure activities are located close by, with golf at Shrewsbury and Conover, horse racing at Chester, Ludlow and Bangor-on-Dee, shooting at Hodnet and many local cricket clubs.



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Set amidst its own private woodland and framed by far-reaching panoramic views, Little Broomcroft is an exceptional contemporary residence of remarkable style and substance. Recently subject to a comprehensive and meticulous programme of renovation and reconfiguration, the property now presents as a refined, design-led home of unique quality, perfectly suited to modern luxury living.





## THE ACCOMMODATION

Behind its striking architectural profile lies an interior defined by space, light and seamless connectivity with the surrounding landscape. Extensive frameless glazing invites the outdoors in, flooding the principal rooms with natural light and ensuring uninterrupted views of the glorious countryside.

The heart of the home is positioned on the first floor, where a magnificent open-plan kitchen and entertaining space has been thoughtfully designed for both grand gatherings and intimate occasions. Bespoke cabinetry is complemented by a full suite of integrated Smeg appliances, while two sets of sliding doors provide

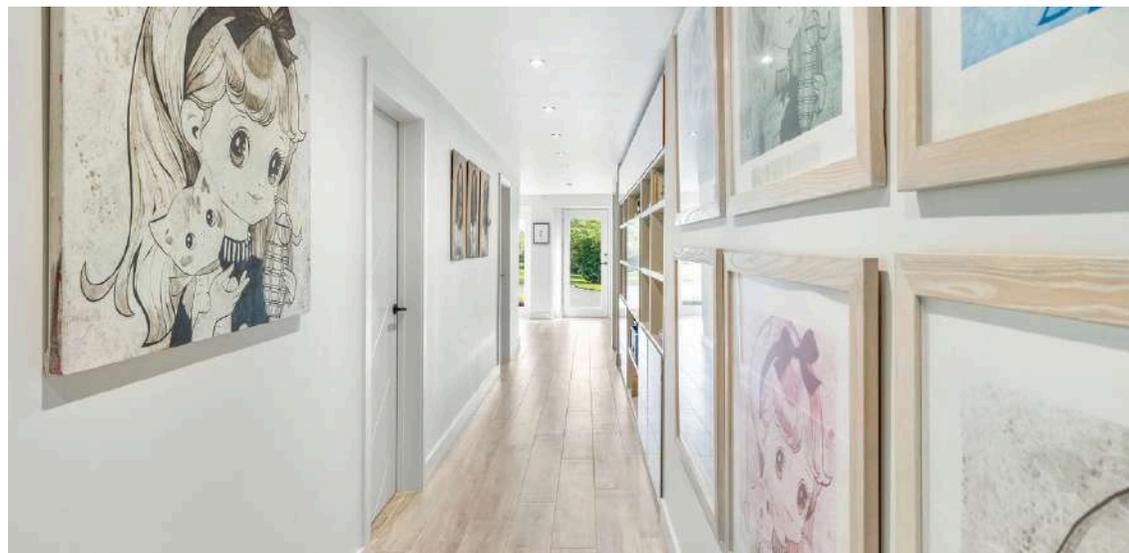
versatility — allowing the space to be divided when desired and opening onto a covered terrace for outdoor entertaining.

The accommodation throughout is generously proportioned and highly flexible. The ground floor hosts a superb private cinema room, a well-appointed study ideal for home working, a utility/plant room and guest cloakroom.

There are five beautifully arranged bedrooms positioned across both floors.

The principal suite, situated on the ground floor, is a wonderful space, enjoying sweeping countryside views, a spacious dressing room and a luxurious en-suite shower room. There are two further bedrooms on this floor, one of which has an ensuite bathroom.

Two further bedrooms on the first floor each benefit from their own en-suite facilities.





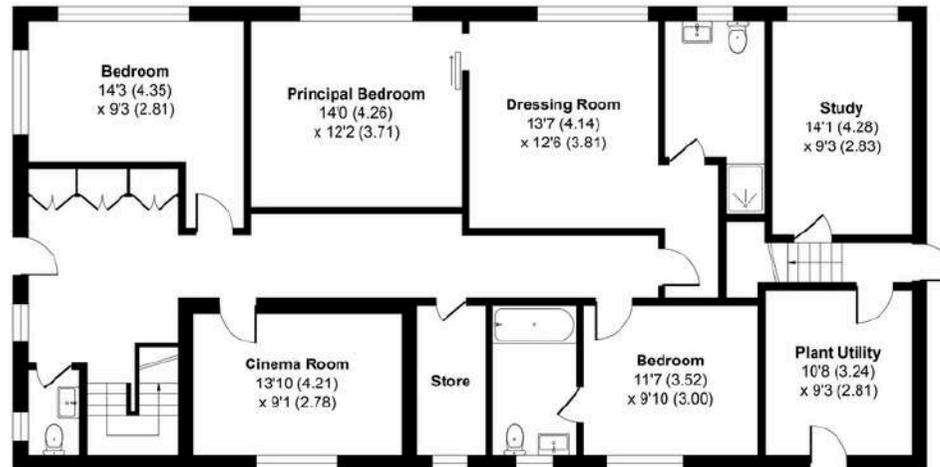


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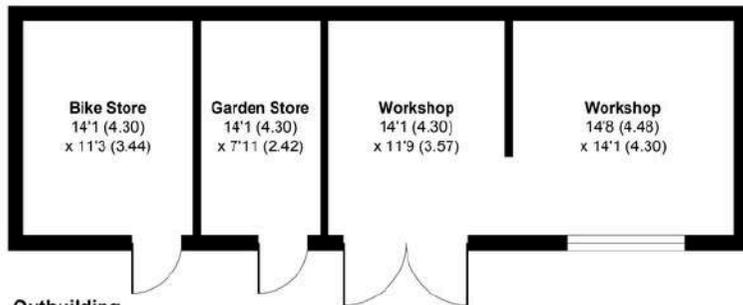
Approximate Area = 3339 sq ft / 310.2 sq m  
 Outbuilding = 664 sq ft / 61.7 sq m  
 Total = 4003 sq ft / 371.9 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Lens-Media for Halls.





## GARDENS & GROUNDS

Approached via a substantial tarmac driveway providing extensive parking — and offering clear potential for the addition of garaging, subject to the necessary consents (previously obtained in 2021 - planning reference 21/00708/FUL).

The landscaped gardens are designed for both beauty and ease of maintenance, with flowing lawns extending to the front and side elevations. To the rear, elegant sun terraces provide superb seating and entertaining areas, ideal for alfresco dining and socialising. A substantial multi-purpose outbuilding, currently arranged as workshops and stores, also offers significant potential for a variety of uses. The inclusion of private woodland containing various specimen trees is a particularly rare and enchanting feature. To the top of the woodland is a clearing with far-reaching views towards the Wrekin.

# 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 electricity. Ground source heat pump. Private water via a bore hole. Private drainage via a septic tank. Electric car charger. PV Solar panels. 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 – C

## DIRECTIONS

What3Words ///skirting.couriers.thunder

From Shrewsbury, follow the A458 towards Much Wenlock, travelling through Cross Houses and Cressage. At the first junction signposted for Harley, turn right, then take the next right towards Harley and Kenley. Continue for approximately one mile, where the property will be found on the right-hand side.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items. Please note, the audio-visual equipment is not included in the sale.

## RIGHTS OF WAY & EASEMENTS

We have been informed that there is a right of way for the neighbouring farm over a small section of the main driveway. 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 not.

## BOUNDARIES, ROADS & FENCES

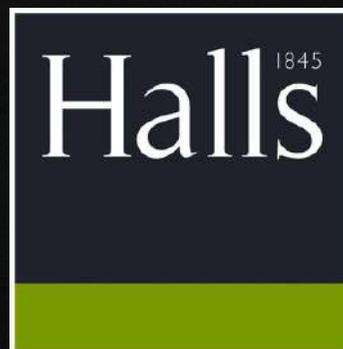
The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## 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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