



# THE OLD COACH HOUSE

BROCKTON | MUCH WENLOCK | TF13 6JS









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Telford 12.6 miles | Shrewsbury 17.4 miles  
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE PERIOD FAMILY HOME WITH A WONDERFUL  
WALLED COURTYARD GARDEN, EXPANSIVE GROUNDS AND THE MOST  
SPECTACULAR COUNTRYSIDE VIEWS.

Beautifully presented throughout  
Up to 5 bedrooms including a stunning principal bedroom suite  
Over 3,300 sq ft  
Idyllic private location  
Detached double garage and sweeping driveway with expansive gardens



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What three words - ///lamps.hiked.decking

On entering Much Wenlock (from Shrewsbury), turn right signposted for Craven Arms and Ludlow (B4378). Continue on this road through the village of Bourton and on reaching Brockton, turn right at the former Feathers Public House and then continue on the road for 0.6 of a mile and the property's driveway/entrance will be found on the left hand side directly opposite a property called Erdinger.

## SITUATION

The property enjoys an idyllic position on the outskirts of the rural village of Brockton. The area is renowned for its outdoor pursuits and superb hiking along the Jack Mytton Way and nearby South Shropshire Hills. Just a few miles away is the historic market town of Much Wenlock which provides a selection of facilities including shops, public house, restaurants, community arts centre and leisure centre. A further comprehensive range of amenities can be found in the county town of Shrewsbury.

There is an excellent selection of schools locally in both the private and state sectors including the local primary school, William Brookes secondary school at Much Wenlock, Church Stretton School, Thomas Telford School in Telford, Wrekin College at Wellington, Shrewsbury School and Shrewsbury High School.

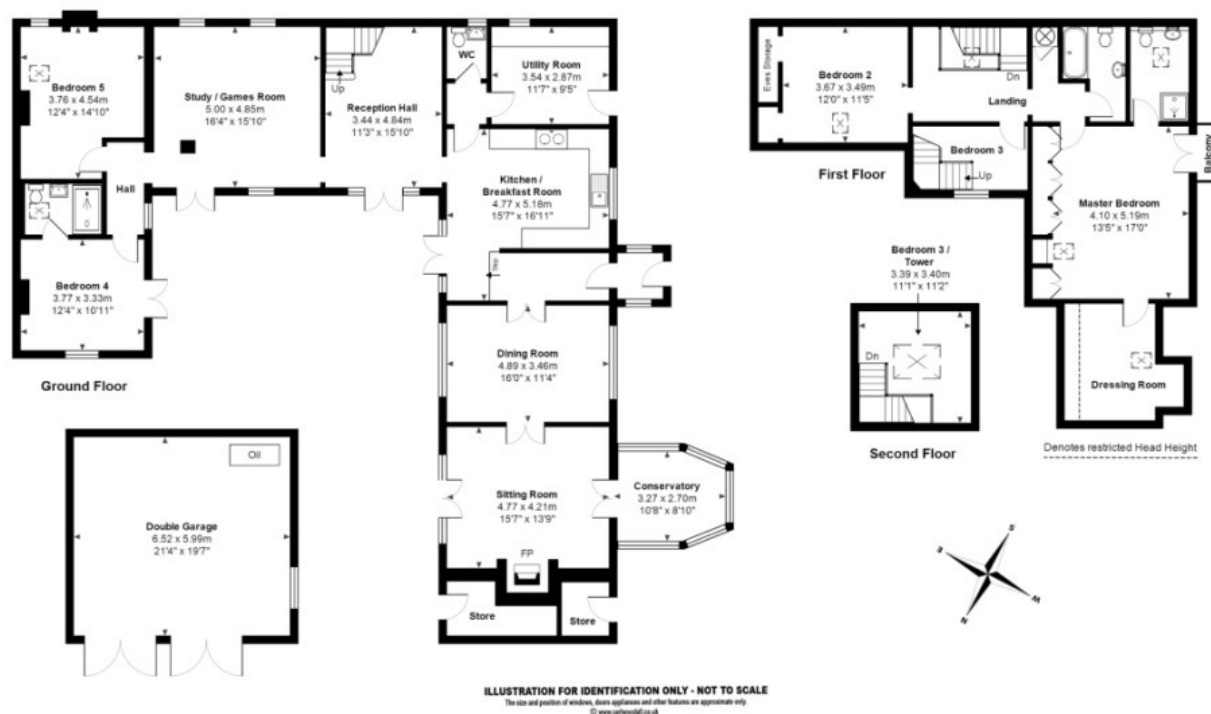
Road communications are good with the A5 linking to Oswestry and Chester then east through Telford and the national motorway network. Train stations are found at Telford and Shrewsbury, with a regular services to London.

## PROPERTY

The Old Coach House dates back to 1901 and was converted into a residential dwelling in 1989. The property has a wealth of character with high ceilings and exposed beams throughout.

## Old Coach House, Brockton, Much Wenlock, TF13 6JS

Total Area: 313.9 m<sup>2</sup> ... 3379 ft<sup>2</sup>



The property is approached via a private sweeping tree lined driveway, which leads up to the house, with a large parking area adjacent the double garage and beautiful gardens that are split into three sections.

Occupying one of the finest positions, this stunning individual detached property is beautiful presented and has incredibly spacious and flexible accommodation perfect for modern family living.

The property is entered through an entrance porch which in turn leads to the reception hall. There is a wonderful double reception room with the dual aspect dining room overlooking the front and walled gardens either side. Double doors then lead through to the vaulted ceiling sitting room that has a brick fireplace with log burning stove. There are French doors here leading to the walled courtyard garden. Beyond is a conservatory, again overlooking the front gardens and driveway.





Centrally positioned is the kitchen/breakfast room that has an Aga, granite worktops, a breakfast bar, a good range of wall and floor units, several built in appliances and French doors leading to the delightful walled courtyard garden. Beyond the kitchen is a utility room and WC.

The accommodation continues through to a further reception room, currently used a music room with exposed brick wall, a staircase leading to the first floor and again French doors leading to the courtyard. The family room is a great entertaining/living space and beyond that are two double bedrooms, one of which has an en-suite shower room.

On the first floor, there is a wonderful principal bedroom suite with dressing room, balcony with stunning views and en-suite shower room. There are two further bedrooms including one that has a mezzanine level in the turret, an inner landing area which could make a great study space, and a family bathroom.

## OUTSIDE

The property is approached via a sweeping tree lined driveway which then leads to a large turning area and a detached double garage.

The property sits in expansive gardens and grounds and has well established tiered front and side gardens comprising lawned areas, mature shrubs, plants, bushes and trees and having a pleasing aspect to one side towards open countryside.



To the rear of the property, there is a most wonderful walled courtyard garden, one of the major selling points of this property as it a perfect area for outdoor entertaining yet feels like an addition to the internal accommodation. It comprises of a large decked area, and artificial lawned garden all enclosed by a brick wall.

## 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. Drainage is provided to a septic tank. There is oil fired central heating. 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 – G



### 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.







