



# Brockton House

Brockton, Lilleshall, Newport, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A handsome Georgian country house with beautiful grounds, set in a sought-after rural position near Lilleshall

Brockton House is an impressive and well-proportioned family home, combining elegant Georgian character with generous and versatile accommodation, including a range of well-proportioned reception rooms. There are a useful range of outbuildings, swimming pool and established gardens totalling 2 acres



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**6 BATHROOMS**



**DOUBLE GARAGE**



**2 ACRES OF GROUNDS**



**FREEHOLD**



**RURAL**



**5,982 SQ FT**



**GUIDE PRICE  
£1,595,000**



### The property

Brockton House is a grand three-storey red-brick manor house, showcasing Georgian proportions through its symmetrical sash windows and white portico entrance. The property retains a strong sense of character, with features including high ceilings, exposed beams and fireplaces.

The ground floor is centred around a reception hall, from which the principal rooms are arranged. The drawing room is a well-proportioned space, centred around an inglenook fireplace with log burner and providing direct access to a large dining room, which is positioned for more formal use. A separate sitting room offers an additional reception area and features a log burner. To the rear, an orangery forms a significant additional reception space, with extensive glazing and a roof lantern bringing in natural light and providing a clear connection to the garden. The kitchen is arranged as a large, functional room with space for a breakfast table. It features a traditional Aga set within an exposed brick inglenook, alongside shaker-style cabinetry and solid work surfaces, while a

neighbouring utility and pantry provide additional storage space. On the first floor, the generous principal bedroom includes a dressing room and an en suite bath and shower room. Two additional bedrooms on this floor also benefit from en suite facilities, while a further room is arranged as a study. The second floor provides four additional double bedrooms, two of which have en suite facilities, together with a family bathroom.

The impressive barn room forms a separate and distinctive part of the accommodation, with exposed brick walls and a vaulted ceiling supported by timber trusses. The barn, is attached to Brockton House and it can be used for a variety of uses. Currently on the ground floor it provides further storage, double garage and WC. On the first floor the barn room extends to over 700 sq ft and it is currently used as a further entertaining space but it could easily be a home office or ancillary accommodation.



## Outside

The property is approached via a long, tree lined gravel driveway through mature parkland, with glimpses of the surrounding countryside. The current owners have lived at Brockton House for almost 40 years and over that time they have carefully developed the beautiful garden. The grounds feature formal gardens, including a box hedged parterre with geometric planting and a central fountain, leading down to the manicured garden and tennis/croquet lawn. To the side, a secluded swimming pool (heated by the oil boiler) sits within a broad stone terrace, enclosed by tall hedging for privacy and offering ample space for outdoor dining and relaxation. Mature specimen trees and an arched topiary gateway further enhance the setting, complementing the character of the house.

## Location

Set within the hamlet of Brockton, on the edge of Lilleshall, Brockton House enjoys a peaceful semi rural position with easy access to both village amenities and larger towns nearby. The neighbouring village of Lilleshall offers everyday essentials, including a primary

school, church, and community facilities, while Newport lies just three miles away with a bustling high street, supermarkets, cafés, and independent shops. For broader retail and leisure options, Telford provides major shopping centres, restaurants, and employment hubs. Transport connections are excellent: the A518 and A442 link swiftly to the M54, giving access to Shrewsbury, Wolverhampton, and Birmingham. Rail services from Telford Central and Shifnal provide direct routes into Birmingham and beyond, while Birmingham Airport is under an hour's drive.



## Distances

- Lilleshall 1 mile
- Newport 2.4 miles
- Telford 7.2 miles
- Stafford 15 miles
- Shrewsbury 19.7 miles
- Birmingham 36 miles

## Nearby Stations

- Telford
- Shifnal
- Stafford

## Key Locations

- Lilleshall Abbey
- Lilleshall Hall and Gardens
- Weston Park
- Tong Castle site
- Ironbridge Gorge
- The Wrekin
- Aqualate Mere National Nature Reserve
- Theatre Severn

- Attingham Park

## Nearby Schools

- Castle House School
- Haberdashers' Adams
- Wrekin College
- Old Hall School
- Shrewsbury High School
- Shrewsbury School
- Newport Girls High School





The position & size of doors, windows, appliances and other features are approximate only.  
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### Floorplans

House internal area 5,982 sq ft (556 sq m)

For identification purposes only.

### Directions

Post Code TF10 9EP

what3words: ///harvest.niece.doctor

### General

**Local Authority:** Telford and Wrekin

**Services:** Mains electricity and water. Oil heating.

Electric under floor heating to hall, kitchen & orangery.

Private drainage via a septic tank that we understand complies with current regulations.

**Council Tax:** Band G

**EPC Rating:** TBC

**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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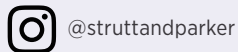
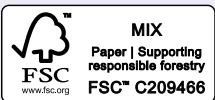
## Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

**01743 284200**

shropshire@struttandparker.com

struttandparker.com



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