

Corner Farm House
Petton Holdings, Burlton, Shrewsbury, Shropshire



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A rural home set within 4.13 acres, offering versatile modern living and extensive equestrian facilities with sweeping views across the beautiful Shropshire countryside

Corner Farm House has been thoughtfully extended and modernised to create a spacious family home. The property successfully blends contemporary finishes with traditional farmhouse charm, all while enjoying an enviable position surrounded by open fields.

On the ground floor, the expansive drawing room features a warming fireplace and triple-aspect windows that flood the space with natural light. The property also benefits from a country-style kitchen fitted with Shaker units, wooden worktops and charming open shelving, complemented by modern finishes including striking red tiling, high-quality herringbone-patterned flooring and a deep butler sink. This room leads through to a dining room, offering ample space for a large family table and featuring double doors opening onto the garden terrace, as well as glazed French doors to the rear garden. The ground floor is completed by a practical utility room, a dedicated home office and a cloakroom.

The first floor offers a principal bedroom suite which provides a serene retreat with Juliette balcony to the rear aspect, complete with a modern en suite bathroom, a walk-in dressing area. A further well-proportioned double bedroom benefits from an en suite shower room, while the remaining bedroom is served by a contemporary family bathroom featuring herringbone flooring and a freestanding bath. All rooms enjoy elevated, far-reaching views over the property's grounds and the surrounding countryside.

To the front and side, a large gravel driveway with electric gates provides parking for multiple vehicles. The garden comprises a level lawn and a paved patio area with a wooden pergola, creating an ideal setting for al fresco dining and enjoying the tranquil surroundings.



The property further caters for equestrian interests, with extensive grounds including well-fenced paddocks and a professional-grade manège. A substantial outbuilding provides three stables, several stores, a kennel and additional office space. In total, the gardens and grounds extend to about 4.13 acres.

Location

Corner Farm House enjoys a peaceful rural setting in the small community of Burlton, surrounded by the attractive north Shropshire countryside yet well placed for access to local amenities. Everyday facilities are available in nearby Wem and Baschurch, while the county town of Shrewsbury provides an extensive selection of shopping, leisure, and cultural amenities, together with a wide choice of restaurants, cafés, and services. The area is well regarded for schooling, with respected independent options including Packwood Haugh School, Shrewsbury School, Adcote School for Girls, and Ellesmere College.

Transport connections are excellent, with rail services from Shrewsbury providing links to Birmingham, Manchester, and London, while Wem station offers local services to Crewe and Manchester. The nearby A49 and A5 give convenient road access across the region and to the national motorway network.

Postcode region: SY4

General

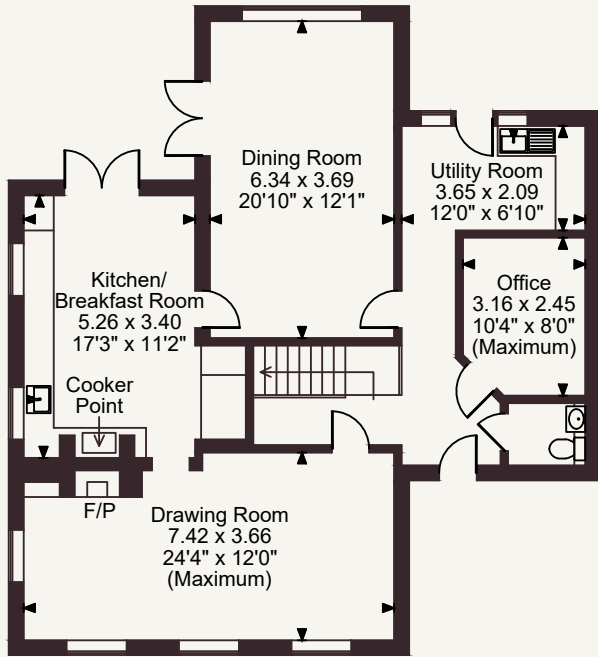
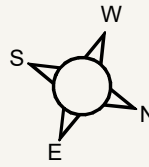
Local Authority: Shropshire Council
 Services: Mains electricity, water and drainage. Oil fired central heating.
 Council Tax: Band E
 EPC Rating: D
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains 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/>



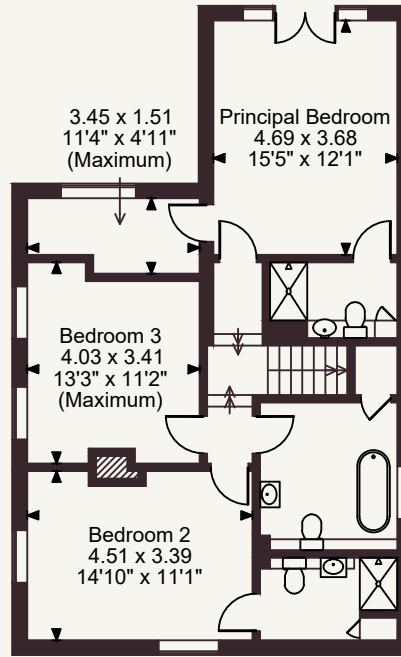
1,978 sq ft (184 sq m)
2 reception rooms
3 bedrooms
3 bathrooms
Stables and manège | 4.13 acres
Freehold
Rural location

Offers Over £800,000

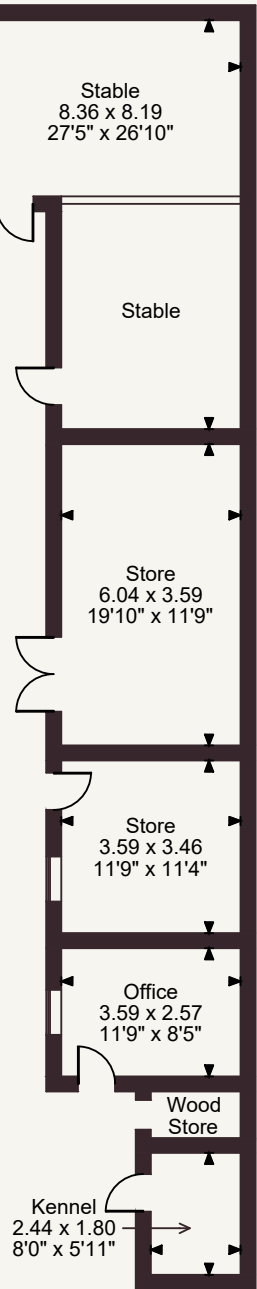
Corner Farm House, Petton Holdings, Burlton
 Main House internal area 1,978 sq ft (184 sq m)
 Outbuilding internal area 1,077 sq ft (100 sq m)
 Total internal area 3,055 sq ft (284 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Shropshire & Mid Wales

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200 | shropshire@struttandparker.com



@struttandparker struttandparker.com

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