

# The New House, Worthen Shropshire



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An idyllic period house with handsome original details and enchanting country gardens, in a picturesque Shropshire village setting with easy access to Shrewsbury and the Welsh borders

New House is a charming period property with six bedrooms and splendid character features, set within delightful gardens in the Shropshire village of Worthen. The house features attractive red brick elevations, while inside there are exposed timber beams and handsome original fireplaces, alongside understated décor.

The ground floor features a welcoming reception hall with brick flooring and an impressive inglenook fireplace fitted with a woodburning stove. There is a charming dual aspect sitting room with brick-built fireplace, while a further social living space is found in the open-plan kitchen and dining room at the rear. The kitchen features farmhouse-style units under wooden worktops, an Aga and range of integrated appliances including a dishwasher, fridge and Quooker tap, while the dining area has space for a family table. The utility room offers further storage with fitted units and under-counter space for laundry appliances.

Upstairs are six well-presented bedrooms, five being doubles, with the sixth ideal for use as a study, dressing room or nursery. The principal and second bedrooms benefits from built-in cupboards, while one bedroom has its own washbasin. To the first floor is family bathroom with underfloor heating, bathtub and separate shower unit, as well as to an additional shower room.

Outside the enchanting part walled gardens are laid to pathways and terracing through pristine lawns, past colourful beds with filled with flowering perennials. Within the grounds are an ornamental pond, orchard, greenhouse, cold frame, vegetable patch and garden store. Parking is available on the gravel driveway at the front along with an integrated garage and storage. Standing in approximately 0.44 acres.



**Location**

New house occupies a superb, elevated position in the charming village of Worthen, surrounded by beautiful Shropshire countryside. The village has a parish church and a local shop, while nearby Minsterley and Pontesbury offer easy access to further everyday amenities. The county town of Shrewsbury is 12 miles away, and provides a further range of comprehensive shopping and recreational activities.

There are a number of highly regarded schools in the area, in both the state and private sectors, to include Shrewsbury School, Shrewsbury Sixth Form College and Presfelde.

Transport connections include the A5, providing good road links to the North and South, while the M54 provides links to Birmingham and Midland business centres. A rail service is available in Shrewsbury and airports are available at Liverpool, Manchester and Birmingham.

**Directions**

Postcode region: SY5

**General**

Local Authority: Shropshire

Services: Oil fired central heating. Mains electricity, water and drainage.

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: Only those 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/>

2,618 sq ft (243 sq m)

2 reception rooms

6 bedrooms

2 bathrooms

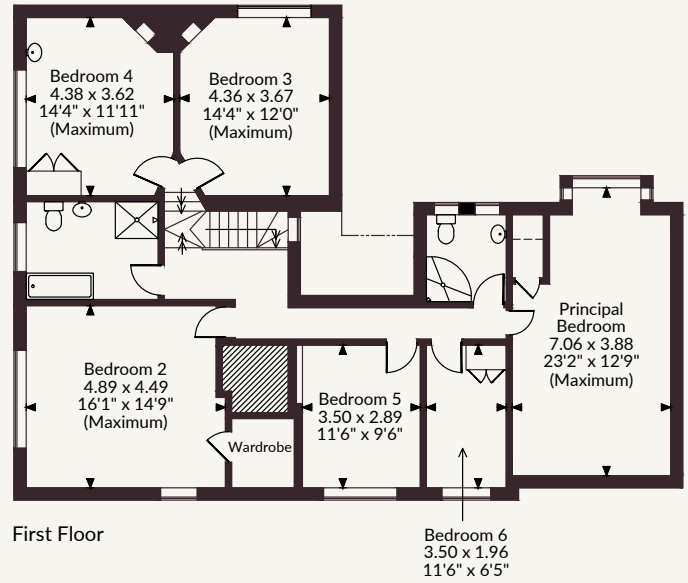
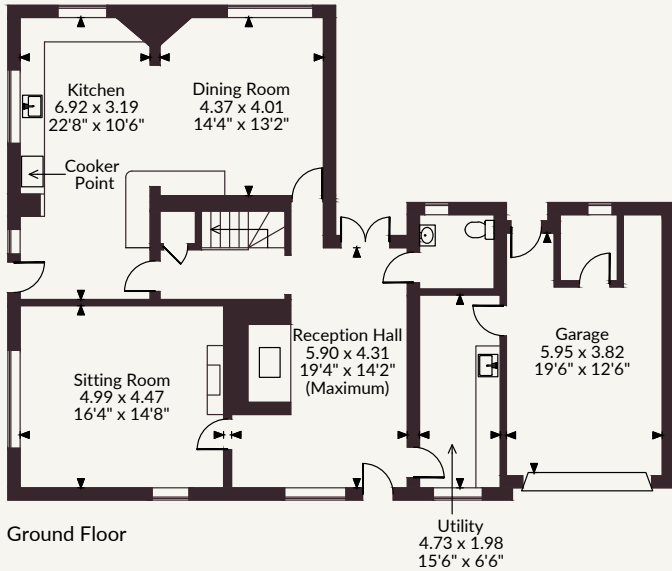
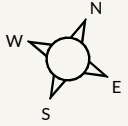
Garage

Freehold

Village location

Guide price £795,000

New House, Worthen, Shrewsbury  
 Main House internal area 2,618 sq ft (243 sq m)  
 Garage internal area 257 sq ft (24 sq m)  
 Total internal area 2,875 sq ft (267 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Shropshire & Mid Wales

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