





Berrington Farm, Berrington, Shrewsbury SY5 6BH

This remarkable Grade II listed, six-bedroom, barn conversion dates back to the 17th-century, and is located in the desirable Shropshire village of Berrington, just five miles from the centre of the popular market town of Shrewsbury. The property is set in approximately four acres of stunning grounds including pristine landscaped gardens, a paddock and a charming coppice providing superb outdoor space, with the potential of generating income.

Beautifully presented throughout, this country home combines period features with modern finishes and offers over 5000sqft of flexible accommodation, ideal for multigenerational living or premium holiday rental accommodation. An unconverted section of the barn, offers exciting potential to further extend and develop (subject to necessary planning permissions) alternatively making an excellent store area/gym.

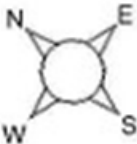
Berrington Farm is a rural gem giving owners a chance to own an impressive character property set in attractive, manageable, grounds capable of generating an income.







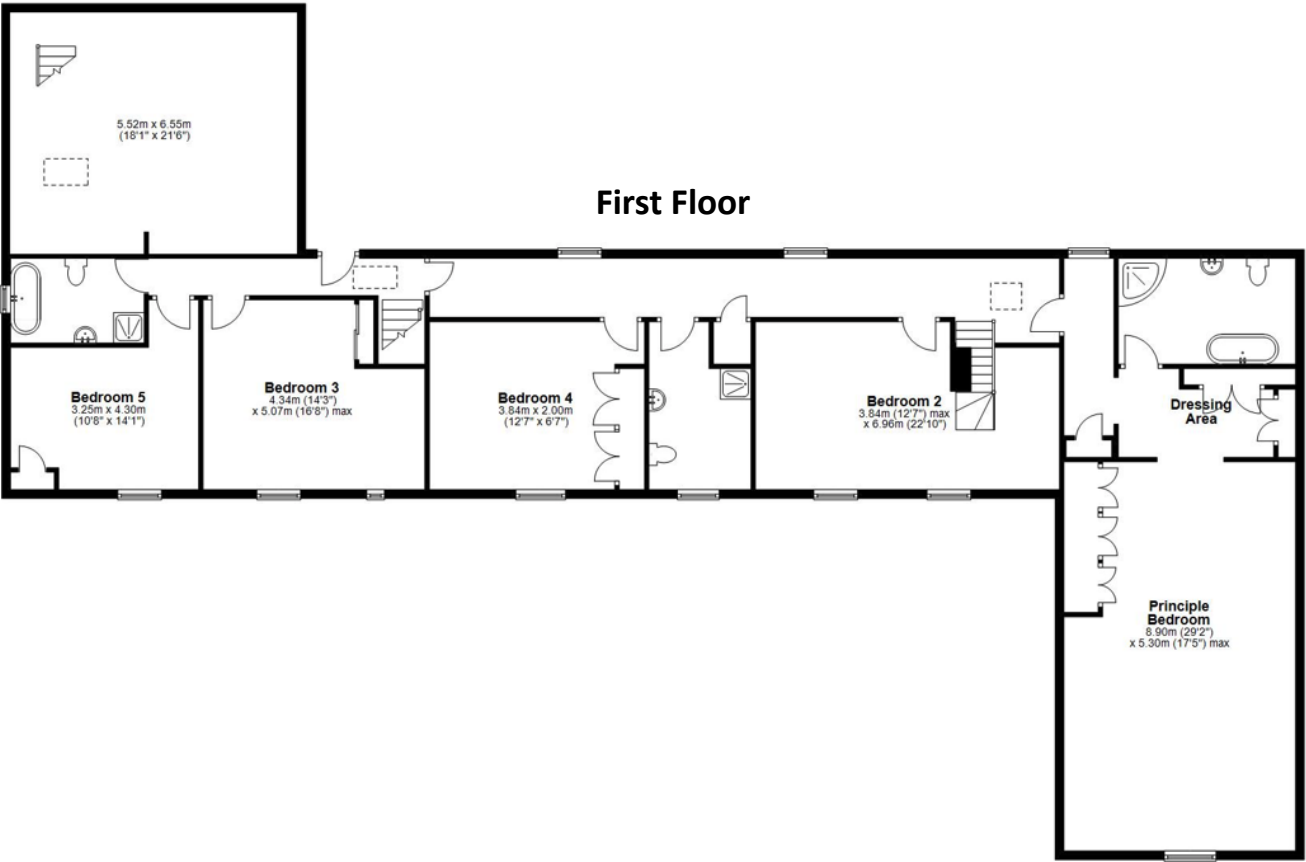
Berrington Farm, Shrewsbury
Internal area 5,676 sq ft (527 sq m)



Ground Floor



First Floor



Accommodation

Ground Floor

The entrance to the home is a truly welcoming space, flooded with natural light and showcasing the character and warmth found throughout the property. From here, double doors open into the elegant formal drawing room, where a multifuel stove, French doors to the patio, and generous seating areas create a superb space for both relaxing and entertaining. Engineered oak flooring flows seamlessly from the drawing room through the entrance hall and into the spacious dining room, enhancing the sense of light and continuity.

At the heart of the home lies the stunning bespoke kitchen, thoughtfully designed with a large central island, coordinating kicker boards and granite worktops, and







extensive built-in storage. A full suite of appliances, including a NEFF combination oven and four-oven, oil-fired AGA, ensures the kitchen delivers modern convenience while complementing the property's period charm.

A rear hallway leads into the oldest part of the house, where exposed beams, original features, and a wonderful sense of history provide a traditional counterpoint to the modern touches elsewhere. The cosy sitting room, complete with a multifuel stove, adjoins a ground-floor bedroom—an arrangement that, together with the utility room featuring a Belfast sink, could easily form part of a superb two-bedroom annexe with its own private kitchen, living area and separate porch entrance. A large, light-filled office sits at the far end of the home, ideal for working from home, while a rear door, next to the cloakroom,





provides access to the charming courtyard.

Second Floor

The main staircase rises to the first floor, where the impressive principal suite features a vaulted ceiling, dedicated dressing room and a luxurious en suite with a rainfall shower. Four further bedrooms offer high ceilings, exposed beams and excellent proportions, served by two stylish, modern family bathrooms. Stone steps allow direct access from the first-floor to the private courtyard. An unconverted section of barn, currently a gym/store, offers exciting potential for conversion into living accommodation (subject to planning permission)

The property is finished to an exacting standard, having been thoughtfully restored, improved and maintained by the current owners.





Grounds

Approached via a gravelled driveway, the home is embraced by pristine landscaped gardens, thoughtfully designed to provide year-round colour, structure and tranquillity. A spectacular eucalyptus tree creates a unique centrepiece amongst an impressive selection of trees and mature shrubs. A private courtyard, to the rear of the property, is well stocked with an apple and plum tree as well as numerous climbing plants.

Beyond the formal gardens lies a well-maintained 2.14 acre paddock, ideal for equestrian use or hobby farming. For those looking to generate income, the attractive views and isolated location of the paddock make this a great space for holiday accommodation or camping. In addition, a mature coppice provides both a natural wildlife haven and a peaceful woodland retreat, as well as a healthy supply of firewood for the home.

Location and Local Amenities

Berrington is a charming and peaceful Shropshire village set just five miles south-east of Shrewsbury, offering an ideal balance of rural tranquillity and excellent accessibility. At its heart stands the beautiful All Saints Church, reflecting the village's long heritage and strong community spirit. Local everyday amenities can be found in nearby Cross Houses, while Shrewsbury provides an extensive selection of shops, restaurants, leisure facilities and professional services. The area benefits from good road links for commuting, and families have access to a range of respected schools in Shrewsbury and surrounding villages, including several well-regarded independent options. With its picturesque setting, friendly parish community and close proximity to a vibrant county town, Berrington remains a highly sought-after Shropshire location.





General Services: Oil-fired central heating, mains electricity, mains water supply, shared drainage - septic tank, Superfast broadband.

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury town centre, head south on the A458 towards Bridgnorth. Continue for approximately 3 miles, then take the right turn signposted Condoover/ Berrington. Follow this road for 0.5 miles to a cross roads and turn left where signposted to Berrington. Continue for around 1 mile and you will arrive in the village. Continue through the village and the property's driveway entrance is on your right opposite, the second 'T' junction.

What3Words ref:////readjust.cringes.lectures

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



Important Notice: 1. 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. 2. 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. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.