




The Thatch,

Lydbury North, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming period cottage and smallholding in the heart of the village of Brockton, Shropshire

A historic thatched cottage with Grade II Listed status, offering outbuildings and the potential for operating a smallholding of various livestock. The property offers three bedrooms and plenty of period character, while the grounds include barns and stores, as well as grassy paddocks and meadows.



1 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



OUTSIDE



0.65 ACRES



FREEHOLD



**RURAL/
VILLAGE**



1,602 SQ FT



**GUIDE PRICE
£474,000**



The property

The Thatch is a delightful Grade II Listed cottage in a charming village setting. Thought to date from as far back as the 14th century, with later additions in the 17th and 19th centuries, the cottage features a splendid thatched roof, painted limestone rubble elevations and plenty of interior character details, such as exposed timber beams and stonework, and original fireplaces. There is one main reception room on the ground floor, with the vertical timber beams providing the opportunity to divide the space into a sitting area and a dining area. There are windows to the front and rear, exposed stone walls and a handsome inglenook fireplace, which is fitted with a woodburning stove. Also on the ground level, the well-proportioned kitchen and breakfast room has handmade wooden storage units, space for all the necessary appliances and a Rayburn range.

Upstairs, the spacious landing could be used as a further sitting room or study area and leads to the three first-floor bedrooms.

Two of the bedrooms are similar-sized doubles, with the third being a narrower, but still spacious single bedroom. There is a cloakroom on the first floor, while the family bathroom is found on the ground level.

Outside

The cottage is set within a generous plot in the heart of the village, and includes more than 1,500 square feet of outbuildings, including a barn and several stores and workshop spaces. From the outbuildings it is possible to run a smallholding, with livestock grazing pastures in the surrounding paddocks. The outbuildings also provide covered parking and storage for vehicles or farm machinery and equipment, as well as further parking space on concrete hardstanding. At the entrance to the property, a gate opens onto the front gardens, with access to the house. A second entrance at the side provides access to the main barn and concrete courtyard. The gardens at the front and rear of the house have areas of lawn, bordered by established hedgerows, while beyond the lawns there is a fenced grassy paddock.



Location

The property is in the small and idyllic village of Brockton, surrounded by stunning rolling countryside in the heart of the Shropshire Hills National Landscape, and close to the Welsh border between the towns of Bishop's Castle and Clun. Charming Bishop's Castle is two miles to the north, and offers various everyday facilities, including local shops and various pubs, restaurants and cafés, while Clun is situated five miles to the south, with its castle and range of local amenities, including shops, pubs and restaurant. Schooling in the area includes a primary school in nearby Lydbury North, as well as a state secondary school in Bishop's Castle. Rail services are available from Craven Arms and Knighton. There are further local amenities in Knighton to the south and Craven Arms to the east, including a range of shops, leisure facilities and supermarkets.



Distances

- Bishop's Castle 2.2 miles
- Clun 5.7 mile
- Craven Arms 9.7 miles
- Knighton 12.5 miles
-

Nearby Stations

- Craven Arms Station
- Broome Station
- Hopton Heath Station

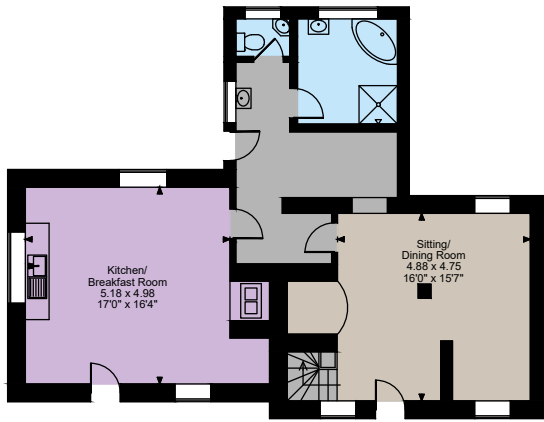
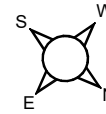
Key Locations

- Stokesay Castle
- Ludlow Castle
- Acton Scott Historic Working Farm
- Shropshire Hills Discovery Centre (Craven Arms)
- Ludlow Town Centre
- Clun Castle
- Bishop's Castle
- Mitchell's Fold Stone Circle

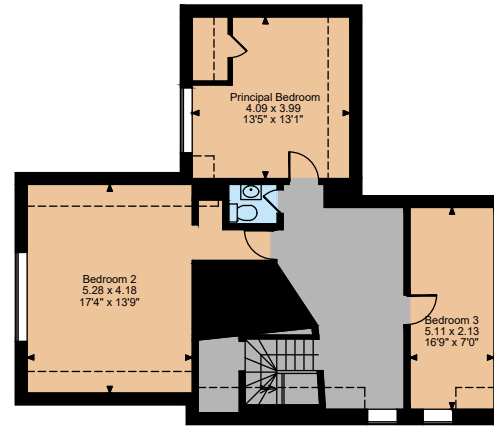
Nearby Schools

- Moor Park School
- Lucton School
- Bishops Caslte Primary and Secondary
- Church Stretton Schools

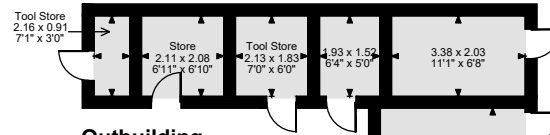




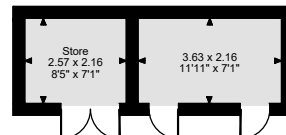
Ground Floor



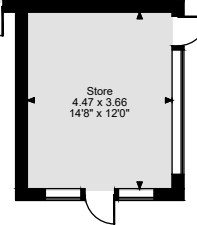
First Floor



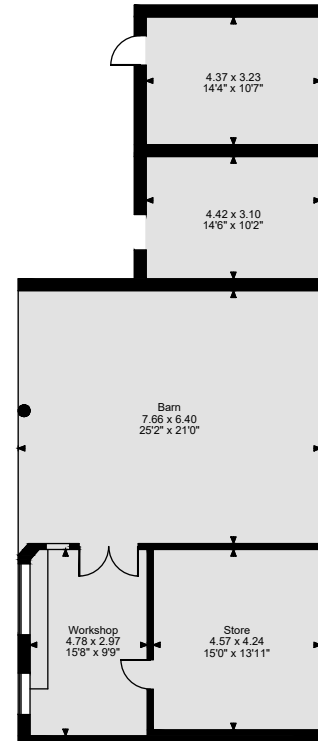
Outbuilding



Outbuilding



Outbuilding



Floorplans

Main House internal area 1,602 sq ft (148 sq m)

Limited Use internal area 142 sq ft (13 sq m)

Outbuilding internal area 1,508 sq ft (140 sq m)

Total internal area 3,252 sq ft (301 sq m)

For identification purposes only

Directions

///brambles.embedded.bluffing - brings you to the property

General

Local Authority: Shropshire Council

Services: Main electricity and water, private drainage which may not be compliant with current regulations.

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

Council Tax: Band D

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

EPC Rating: F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other 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

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

☐☐☐☐ Denotes restricted head height

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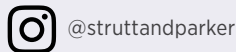
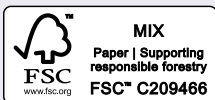
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