



**Extended Detached Country House with NO ONWARD CHAIN**

**4 Reception Rooms**

**Refitted Granite Kitchen/Diner/Family Room**

**Large Plot With Beautifully Manicured Gardens**

**4 Double Bedrooms (1 En-Suite)**

**Abuts Fields With Lovely Rural Views**

**Willow Cottage 1 Steel Road  
Tilstock, Nr Whitchurch SY13 3LG**

**Offers in the Region Of £475,000**



## **If you are looking for a taste of the countryside, without feeling isolated, then this delightful gem maybe the property for you!**

Located just beyond the village of Tilstock on the road to Wem, the country house is just off the main road and thus provides swift access into nearby Shrewsbury, Whitchurch and North Wales.

It occupies a generous plot and the current owners have meticulously landscaped the well stocked gardens to form a delightful haven with superb views over the abutting rolling countryside.

The original cottage is believed to have been built circa 1880 and was refurbished and extended in the 1970's, with a further 2-storey extension added more recently in 2015. Quality, replacement windows have also been added, along with a new back door and patio doors. Not only that, but the septic tank was also replaced in 2021.

So, what we now have is a lovely, well appointed family home, the 'piece de resistance' being the spacious, refitted open plan granite kitchen/diner/family room. There are 3 other reception rooms and upstairs, all 4 bedrooms are 'doubles', the master commanding superb far reaching rural views from its Juliette balcony. Outside, the sweeping driveway provides off road parking for numerous vehicles, including space for a boat, trailer or caravan if required.

Please note that the cottage is offered for sale, CHAIN FREE, ensuring immediate possession upon completion, if required.

*Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

### **Services**

Mains water and electricity. Septic tank drainage (new system installed 2021).

### **Central Heating**

Oil fired boiler supplying radiators and hot water.

### **Tenure**

Freehold.

### **Council Tax**

Shropshire Council - Tax Band D.

### **Agents Note**

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

### Entrance Hall 5' 5" x 4' 7" (1.65m x 1.40m)

Dado rail, engineered oak flooring, corniced ceiling, loft hatch and archway leading to: -

### Study 11' 9" x 4' 8" (3.58m x 1.42m)

Corniced ceiling, radiator and laminate flooring.

### Sitting Room 11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed french double doors leading to front patio, engineered oak flooring, corniced ceiling and radiator.

### Inner Hall 11' 3" x 9' 3" max (3.43m x 2.82m max)

*narrowing to 5' 8" (1.73m)* Staircase to first floor with small storage cupboard below, engineered oak flooring, corniced ceiling, 2 wall light points and radiator.

### Cloakroom 5' 8" x 3' 1" (1.73m x 0.94m)

Wash hand basin inset in tile topped vanity unit with cupboard below and close coupled WC. Ceramic tiled floor and heated chrome towel rail.

### Lounge 18' 0" x 11' 7" (5.48m x 3.53m)

Clearview log burning stove on slate hearth, full height double glazed full height picture window, oak flooring, corniced ceiling and 2 radiators.

### Spacious Open Plan Kitchen/Diner/Family Room 21' 3" x 16' 7" (6.47m x 5.05m)

REFITTED kitchen area comprising double bowl stainless steel sink inset in granite worktops with bespoke cupboards and integral dishwasher below, large granite topped island unit incorporating breakfast bar with drawers and cupboards below. Neff cooking appliances, including induction hob, oven and microwave combination oven. Free-standing fridge/freezer, range of full height cupboards, matching dresser unit, wall cupboards, french double doors leading to side patio, engineered oak flooring, recessed ceiling spotlights, extractor fan and 2 radiators.

### Utility Room 7' 9" x 5' 3" (2.36m x 1.60m)

Worktop with plumbing for washer and space for appliances below, extractor fan and radiator.

## FIRST FLOOR

### Landing 11' 11" x 2' 6" (3.63m x 0.76m)

Radiator and access to loft hatch.

### Master Bedroom 17' 0" max x 11' 7" (5.18m max x 3.53m)

Double glazed french doors with glazed safety panel skylight window, feature curved en-suite shower wall and radiator.

**En-Suite Dressing Room 8' 9" max x 5' 0" (2.66m max x 1.52m)** Fitted with hanging rails, shelves, chest of drawers and recessed ceiling spotlights.

### En-Suite Shower Room 5' 9" x 5' 0" (1.75m x 1.52m)

Shower cubicle with mains mixer shower unit with rainfall shower head plus separate handheld attachment, pedestal wash hand basin and close coupled WC. Fully tiled walls, recessed ceiling spotlights, extractor fan and heated chrome towel rail.

### Bedroom 2 11' 8" x 9' 2" (3.55m x 2.79m)

Radiator.

### Bedroom 3 11' 0" x 8' 9" (3.35m x 2.66m)

Built-in wardrobe and radiator.

### Bedroom 4 8' 9" x 8' 8" (2.66m x 2.64m)

Built-in storage cupboards and radiator.

### Family Bathroom 10' 11" max x 6' 0" max (3.32m max x 1.83m max)

Panelled corner bath with electric shower unit over, wash hand basin inset in shower unit with cupboards below and close coupled WC inset in matching vanity unit. Fully tiled walls, ceramic tiled floor, recessed ceiling spotlights, radiator and airing cupboard.

## OUTSIDE

Sweeping gravel driveway with parking for numerous vehicles, extending to the rear of the property and leading to: -

### Large Garage 17' 0" x 16' 8" (5.18m x 5.08m)

Lights, power and metal up-and-over door. Lean-to log store and screening for oil storage tank.

### Beautifully Tended Gardens

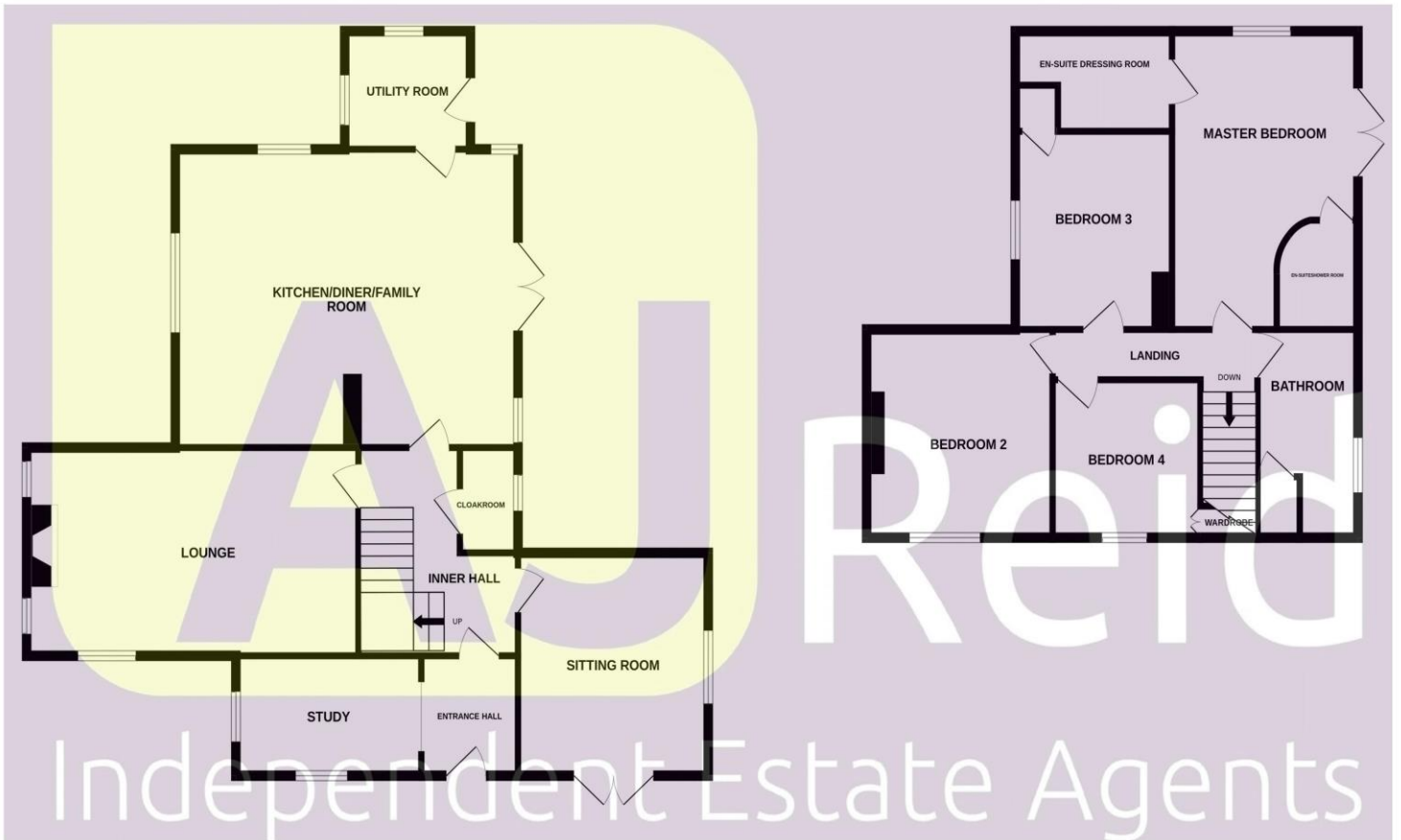
Predominantly laid to lawn and having beautifully tended borders with numerous varieties of colourful flowers, plants, bushes, trees and shrubs. There are providing far reaching rural views and dedicated seating areas to the front, side and rear of the house which take full advantage of the gardens and the wonderful views beyond over rolling Shropshire countryside.

Productive vegetable plot with fruit bushes, aluminium greenhouse and 2 garden sheds.

External Worcester oil central heating boiler, power sockets, lighting, log store and twin bowl ceramic sink with hot and cold water taps.

GROUND FLOOR

1ST FLOOR

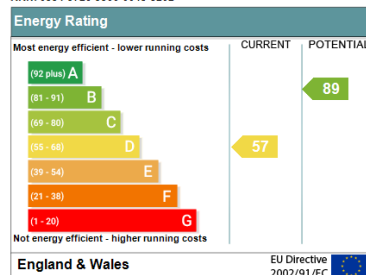


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** From Whitchurch bypass take the B5476, signposted for Wem. Proceed through the village of Tilstock and continue along this road into the open countryside, whereupon the property is located after a short distance on the left hand side after the bend with "slow" marked on the road.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Address: 1 Steel Road, Tilstock, WHITCHURCH, SY13 3LG  
RRN: 0334-9726-9300-0045-8202



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

