



7.5 Acre Smallholding

Equestrian Facilities Including Useful Outbuildings

3 Reception Rooms & 3 Double Bedrooms

Fabulous Rural Location

Byway Location

Detached Double Garage

Tanglewood Cottage 3 Moston Pool

Lee Brockhurst, Nr Shrewsbury SY4 5RX

Offers in the Region Of £750,000



If your idea of 'paradise' is the feeling that you are on holiday 365 days a year, then look no further - this is the home for you!

Our clients have been thoroughly spoiled living here and it is with great reluctance that they have decided to move on to pastures new (no pun intended!).

This extended country cottage is located off a byway, with swift access via the A49 for travel into nearby Shrewsbury and Whitchurch, whilst giving the impression that it could be miles from anywhere, as there are delightful rural views from every window!

Those with equestrian pursuits will no doubt appreciate the acreage including several paddocks, a range of useful outbuildings and stabling. There is ample parking, in addition to the detached double garage and for those working from home there is a 'Dunster' timber cabin, currently used as a hobby room. The view from here is stunning.

The cottage itself has a wealth of timber beams, exposed timber floorboards and quarry tiled floors, there is a granite kitchen and an insulated solid roof added to the conservatory has created a third reception room which can be used throughout the year.

Upstairs, all 3 bedrooms are 'doubles' and outside there is a 'magic wood' where goblins and elves have allegedly been sighted!

Properties such as this are as 'rare as hens teeth' and an internal inspection is strongly recommended.

Services

Mains water and electricity. Septic tank drainage.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

Shropshire Council - Tax Band E.

Agents Note 1

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

Agents Note 2

The cottage is located on a private road, owned by the respective occupiers of residential properties and adjoining agricultural land and woodland. It is subject to a byway, allowing people to use the lane, which is a very scenic pedestrian route up through Weston-Under-Redcastle.

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 9' 6" x 4' 8" (2.89m x 1.42m)

Fitted desk, quarry tiled floor and part beamed ceiling.

Dining Room 14' 7" x 13' 0" (4.44m x 3.96m) narrowing to 10' 9" (3.27m)

Fireplace incorporating log burning stove, beamed ceiling and radiator.

Sun Room 13' 6" x 12' 9" (4.11m x 3.88m)

Quarry tiled floor, uPVC double glazed windows and french double doors, recessed ceiling spotlights and 2 double glazed roof skylight windows.

Sitting Room 14' 7" x 10' 5" min (4.44m x 3.17m min)

Fireplace incorporating 'Clearview' log burning stove, quarry tiled floor, beamed ceiling and radiator.

Inner Lobby

Fitted bookshelves and staircase to first floor.

Kitchen 14' 8" x 10' 0" (4.47m x 3.05m)

Belfast sink inset in granite worktop with cupboards and plumbing for dishwasher below, matching base units and island unit, 2 ring electric ceramic hob with electric double oven and grill below, AGA range cooker with hot plates and ovens below, recessed ceiling spotlights, quarry tiled floor and french double doors to rear garden.

Utility Room 11' 4" x 10' 2" (3.45m x 3.10m)

Stainless steel sink and drainer with plumbing for washing machine below, shower cubicle, radiator and quarry tiled floor.

Rear Porch 19' 9" x 7' 11" (6.02m x 2.41m)

Radiator and timber panelled walls.

WC 5' 2" x 2' 11" (1.57m x 0.89m)

Close coupled WC. Fitted storage cupboard and quarry tiled floor.

FIRST FLOOR

Landing

Loft hatch, radiator and airing cupboard with linen shelves and lagged hot water cylinder.

Bedroom 1 14' 8" x 13' 0" (4.47m x 3.96m)

Exposed timber floorboards, radiator and range of fitted wardrobes.

Bedroom 2 14' 8" x 11' 9" (4.47m x 3.58m)

Exposed timber floorboards and radiator.

Bedroom 3 11' 4" x 9' 9" (3.45m x 2.97m)

Radiator.

Family Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

Panelled bath with central mixer tap. Wash hand basin and WC inset in vanity unit with cupboards below, fully tiled walls, recessed ceiling spotlights, double glazed roof skylight window and heated chrome towel rail.

OUTSIDE

Gravel driveway with parking for numerous vehicles and leading to the **DETACHED DOUBLE GARAGE 20' 3" x 19' 8" (6.17m x 5.99m)** with electric up-and-over door, lights and power.

Formal lawned gardens with mature trees. Sheltered area with **Gazebo 9' 2" x 9' 2" (2.79m x 2.79m)**.

External oil central heating boiler, oil storage tank, greenhouse and log stores.

Dunster timber cabin 14' 0" x 10' 9" (4.26m x 3.27m)

with paved patio overlooking open countryside.

Five bar gate leads to the **flat schooling area and the 'magic wood.'**

2 Timber Garden stores 7' 3" x 6' 2" (2.21m x 1.88m) and 7' 3" x 6' 5" (2.21m x 1.95m).

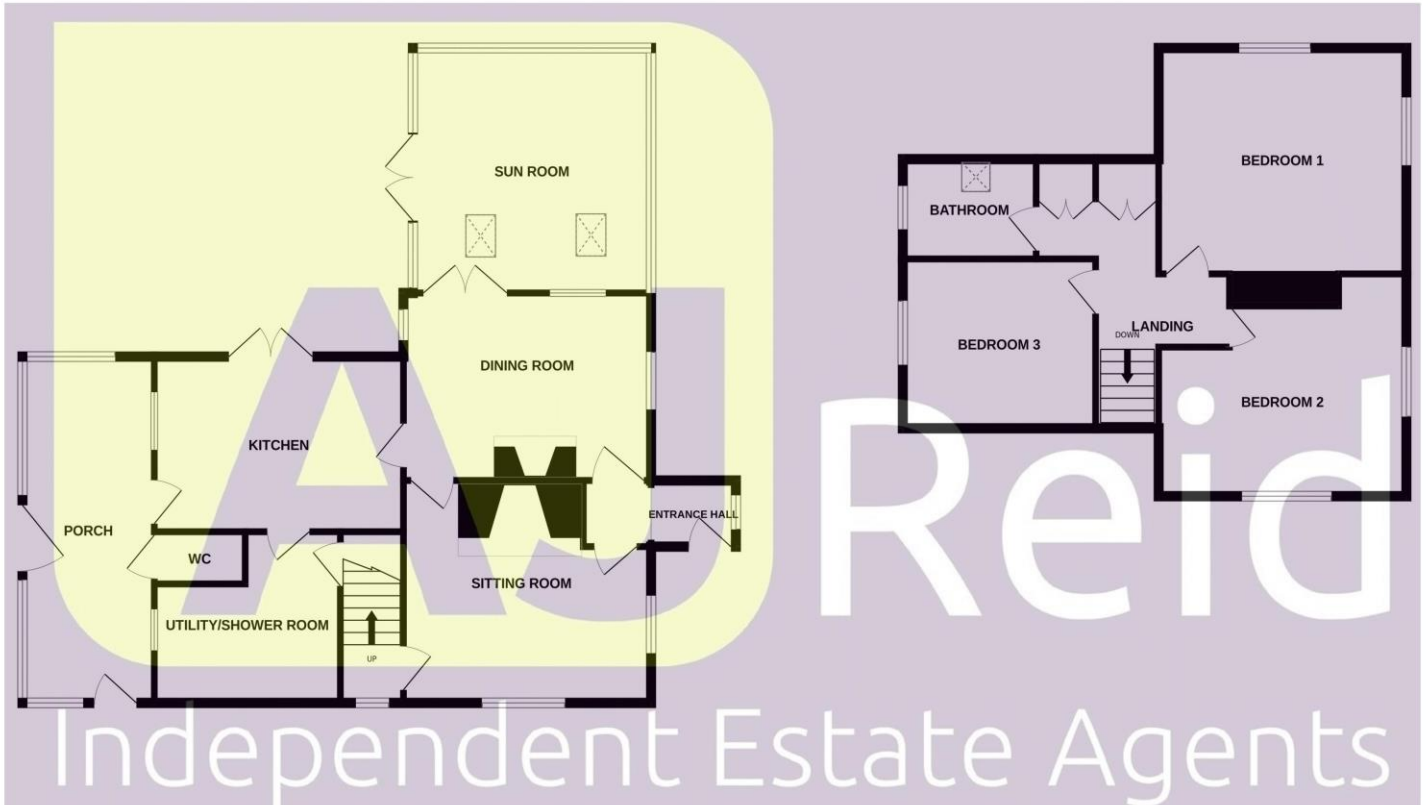
Two of the paddocks include timber field shelters.

Stone Barn 25' 10" x 14' 0" (7.87m x 4.26m) divided into 5 bays, 2 former pigsties, **covered hay store and lean-to pen.**

Concrete hardstanding with **3 timber stables and a steel framed American barn 39' 0" x 26' 0" (11.88m x 7.92m).**

GROUND FLOOR

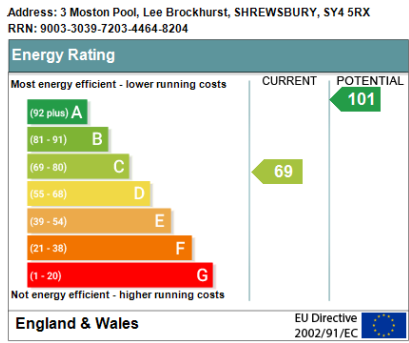
1ST FLOOR



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: Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout turn right along A49 towards Shrewsbury. Follow the road for about 6.4 miles, turning left into Moston Lane and then right onto the byway. Follow the lane for about 0.4 miles and the cottage is located on the left hand side.

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.



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.

