



# Oak Apple Cottage

Monkhoppton | Bridgnorth



**LARCH**  
PROPERTY







# Oak Apple Cottage

Monkhopton, WV16 6SB

A charming, spacious 5 bedroom barn conversion with much character, benefiting from stunning south westerly facing gardens, and enjoying far reaching rural views.

## ACCOMMODATION IN BRIEF:

- PORCH
- ENTRANCE HALL
- SEPARATE WC/UTILITY ROOM
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 4 DOUBLE BEDROOMS (2 EN SUITE)
- BEDROOM 5/STUDIO/OFFICE
- FAMILY BATHROOM
- DOUBLE GARAGE
- 3 ALLOCATED PARKING SPACES
- LANDSCAPED GARDENS TO FRONT AND REAR

## DESCRIPTION

Oak Apple Cottage is a delightful barn conversion, with much charm. The whole house has a lovely feel to it, with a light, bright interior, and a suite of generously proportioned rooms, making it an ideal family house. This most attractive cottage is constructed of mellow stone and brick elevations, adorned by climbing roses and honeysuckle, surmounted by a tiled roof. The glazed front porch leads to the beamed entrance hall with stairs to the first floor and separate WC/utility room off. To the left lie the two reception rooms and kitchen breakfast room, all with beamed ceilings and views of the gardens and beyond.





The kitchen is a good size with a range of wall and floor units, integral appliances, tiled floor and door to the rear gardens. The dual aspect dining room is adjacent, with double doors into the dual aspect sitting room with log burner, and French doors to the al fresco dining area. These two adjacent rooms make a huge entertaining space. To the right of the entrance hall is bedroom four, a large double room, with lovely en suite shower room.

The first floor houses the impressive principal suite comprising a large bedroom with en suite bathroom and separate shower, all beautifully appointed. Bedrooms two and three are both good sized doubles, served by a family bathroom. Bedroom 5/studio/office is accessed by a separate set of stairs from the double garage.

### GARDENS & GROUNDS

The cottage is approached by an attractive shared gravelled courtyard (shared with just three other cottages), which leads to the front of Oak Apple Cottage. There is a small lawned area surrounded by flower borders, with a stone path leading to the front porch. There are three allocated parking spaces, two to the front of the attached double garage and one to the side of the lawns.

There is a gated entrance to the rear gardens where the majority of the gardens lie. The rear gardens are south westerly facing and are a real delight. A set paved terrace abuts the sitting room, accessed via French doors, providing a sunny al fresco dining area from which to enjoy the gardens and far-reaching rolling views.

The gardens consist of a large expanse of level manicured lawns with well stocked deep herbaceous borders encompassed by a high timber fence and brick wall, providing a good degree of privacy. The gardens have mature specimen trees and a timber post and rail fence at the end, allowing for full enjoyment of the views.







There is a timber wood store to the side of the house which is accessed from the rear door off the kitchen.

### LOCATION

Monkthopton is a small and picturesque village situated in the heart of the Shropshire countryside and is surrounded by beautiful rolling hills and fields. The village is home to a small community and has a rich history dating back to the 11<sup>th</sup> Century.

One of the most notable features of Monkthopton is it's beautiful Church, St. Peter's Church. The Church dates back the 12<sup>th</sup> Century and is a Grade II listed building. The Church is known for it's stunning stained glass windows and beautiful architecture. The village is also a starting point for a number of walking and cycling routes, which allow for exploration of beautiful countryside surrounding the village.

Despite its tranquil location the village offers excellent commuter access to Telford, Shrewsbury, Bridgnorth, Kidderminster and Wolverhampton. The towns of Ludlow, Church Stretton and Much Wenlock are close by offering further services, with Ludlow and Wolverhampton having mainline train station enabling an easy commute further afield.



### APPROXIMATE DISTANCE IN MILES:

Much Wenlock 5.6m | Bridgnorth 6m  
Church Stretton 13.5m | Telford 13m  
Shrewsbury 18m | Ludlow 19m  
Kidderminster 20m | Wolverhampton 21m



## DIRECTIONS

Postcode: WV16 6SB

What 3 words: physics.baguettes.applied

VIEWING: Strictly by appointment only through the agents.

## PROPERTY INFORMATION

TENURE: Freehold

EPC: D

SERVICES: Mains water, electricity, septic tank drainage, oil fired central heating, fibre to the house.

LOCAL AUTHORITY: Shropshire Council

COUNCIL TAX BAND: F, amount payable about £3,183 for 2025

## AGENTS NOTES:

- The courtyard is owned by St Peter's House, Holly Cottage & Birchfield with right of access over, with no formal maintenance agreement





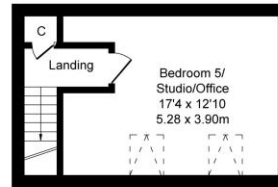




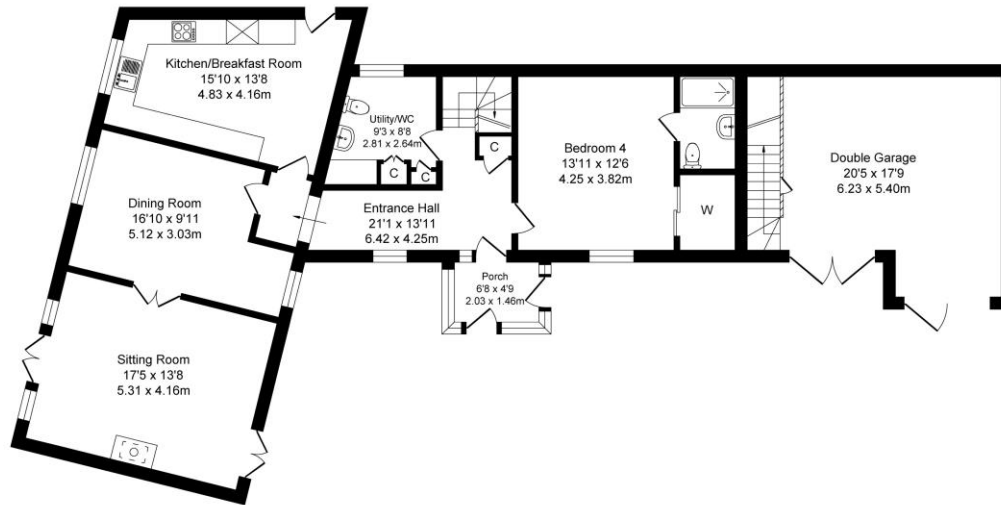
# Oak Apple Cottage

## Total Approx. Floor Area 2844 Sq.ft. (264.2 Sq.M.)

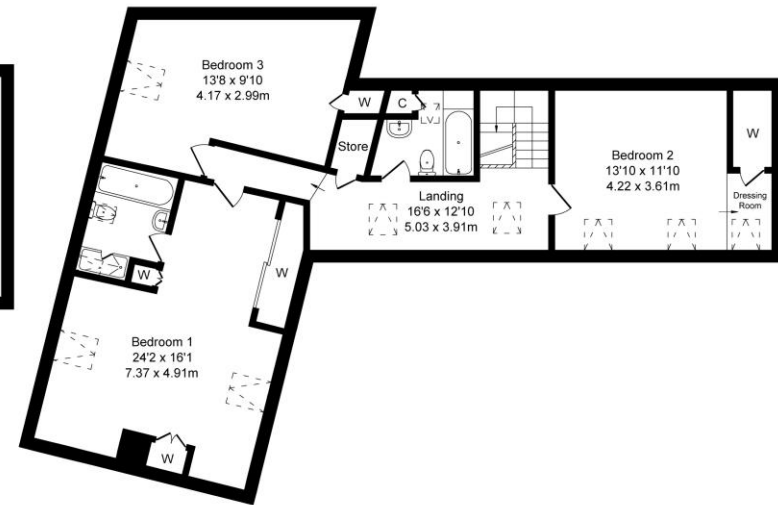
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor  
 Approx. Floor  
 Area 260 Sq.Ft  
 (24.2 Sq.M.)



Ground Floor  
 Approx. Floor  
 Area 1480 Sq.Ft  
 (137.5 Sq.M.)



First Floor  
 Approx. Floor  
 Area 1103 Sq.Ft  
 (102.5 Sq.M.)



# LARCH

## PROPERTY

Shropshire (Head Office)  
 Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB  
 Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)  
 Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.