

A two-story stone cottage with a dark tiled roof, a brick chimney, and a small arched entrance. The building is surrounded by a gravel driveway and a green field.

YEW TREE COTTAGE
Bouldon, Craven Arms, Shropshire, SY7 9DP

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£900 per calendar month



An excellent opportunity to rent a character cottage in a rural location

- Refitted kitchen with modern base and wall units
- Living room with wood burner
- One large bedroom
- Period features throughout
- Private garden and patio
- Parking for several vehicles

**To be Let by way of
Assured Shorthold Tenancy
Available immediately**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

Description

Yew Tree Cottage is a period one-bedroom character cottage in a rural location. The property boasts a wealth of period features including exposed beams, an old bread oven and woodburning stove. The property is presented to an excellent standard throughout, having recently been renovated and decorated to a high specification.

Split across two levels, the accommodation provides a kitchen/diner with fitted base and wall units with integrated electric oven and hob. The dining area has a skylight and a single door to the rear of the property. French doors lead from the kitchen directly out onto the patio area and back garden. Walking out of the kitchen into the living room, there is a woodburning stove and views over the surrounding village. There is a short hallway with access to the modern bathroom with shower, wc and handbasin, plus another door to the understairs storage cupboard. The stairs rise from the living room and give access to a landing, which could be used as a home office or storage space. The bedroom is reached through a ledge and brace door and has exposed beams and a feature chimney breast.

Please note that the property is located nearby to a working farm and daily agricultural activity is to be expected. A boundary fence will be erected between the property and the farm.

Services

The property is serviced by mains water and mains electricity. Foul water is serviced by a septic tank. The property is heated by Economy 7 electric heating.

Tenancy

The property will be let on an initial 6 month Assured Shorthold Tenancy.

Deposit

A deposit of £1,038 is payable at the commencement of the Tenancy by the Tenant to the Letting Agent. The deposit shall be protected under the Deposit Protection Service.

Viewings

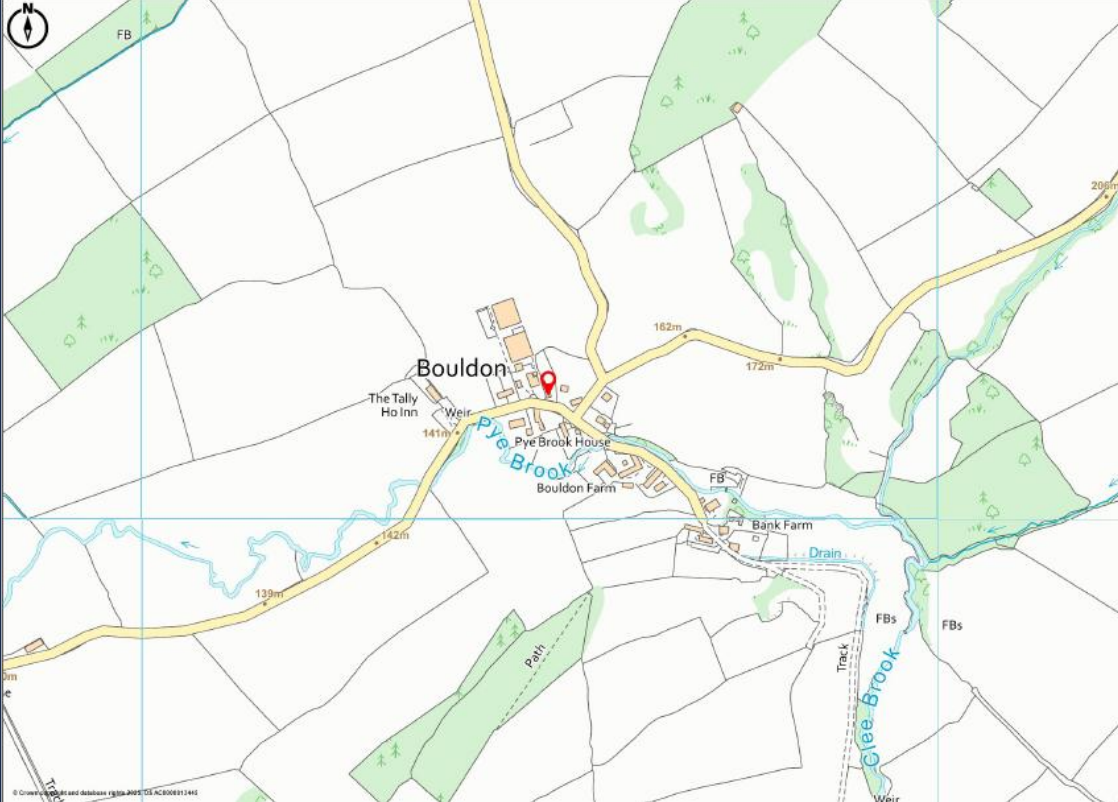
Strictly by appointment with the Letting Agent.

Council Tax

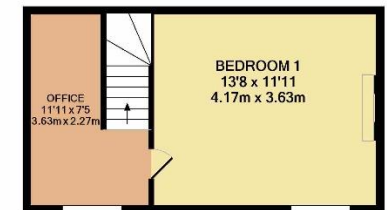
The property is Council Tax Band B – Shropshire Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ. FT.
(39.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 252 SQ. FT.
(23.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 680 SQ. FT. (63.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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