



Wild Rose Cottage, Gravels Bank, Minsterley, SY5 0HG

01588 639755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers in the region of £750,000



2 reception rooms



3 bedrooms



1 bath/shower rooms

- **Delightful residential smallholding**
- **Stunning Country Setting**
- **Multi-generational options**
- **Potential lifestyle or equine use**
- **3 bedroom detached cottage**
- **2 detached studio cottages**
- **3 stables, barns and 13.4 acres**

GENERAL REMARKS

The property offers a multitude of lifestyle options to the right buyer with a traditional detached 3 bedroom stone cottage together with two separate studio cottages, ideal for the holiday let business, work studios or potentially multi-generational living.

It is also a registered smallholding, extending to around 13.4 acres of level and sloping pasture and woodland and is suitable for grazing most types of livestock including horses with the benefit of a purpose built three box stable block and fodder store and general storage buildings.

SITUATION

Blessed with stunning views towards The Stiperstones and The Devils Chair, the property is located in the Shropshire Hills which is in an area of Outstanding Natural Beauty. It has a thriving local community and attracts many visitors to its dramatic scenery and is a mecca for walkers and cyclists. The village of Minsterley is a short drive away and includes a decent range of services including school, shop, takeaway, garage, church and pub. A more comprehensive range of facilities are found along the A488 and The County town of Shrewsbury which also offers access to the national road and rail network.



WILD ROSE COTTAGE

The main house is a delightful detached character cottage with period features and boundaries, 3 bedrooms and bathroom to the first floor and to the ground floor a lounge, study/hall, kitchen/diner and utility. It stands in its own private grounds divided into charming sections with raised beds, vegetable patch with a variety of fruit trees and pleasure gardens. Attached is a single garage store and outside WC. Standing adjacent are two further residential units with separate vehicular access



WILD ROSE COTTAGE



HAYMAKERS COTTAGE

Is a well-established studio bed-sit, built of brick which includes a porch into an open plan living/kitchen/bedroom with wet room. All of which lends itself to holiday use or ancillary to the main house with potential for multi-generational usage.



THE GLEANINGS

This is a further detached timber clad studio building which again, provides open plan living/kitchen and bedroom with separate shower room. This provides a fantastic space for study, work office with again, potential for extended family use. Of particular note is the view from the studio with an extensive glazed elevation and French doors onto the decked balcony overlooking the rolling fields and surrounding countryside.

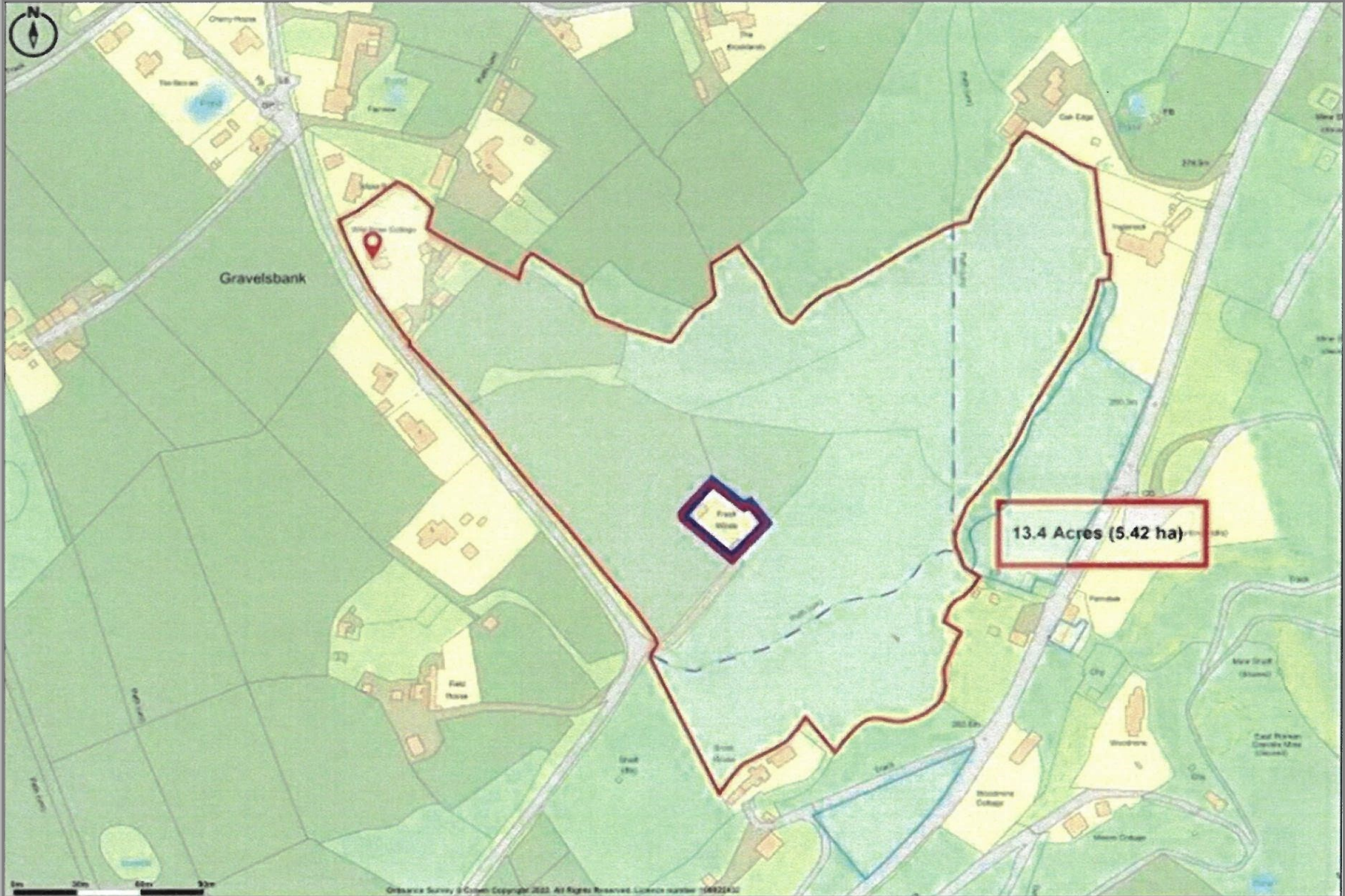


LAND AND OUTBUILDINGS

The buildings lie beyond the studios and served by the same separate access with large gravelled parking areas and concrete track to the yard in front of the three-box stable block and various storage barns and buildings with access to pasture fields.

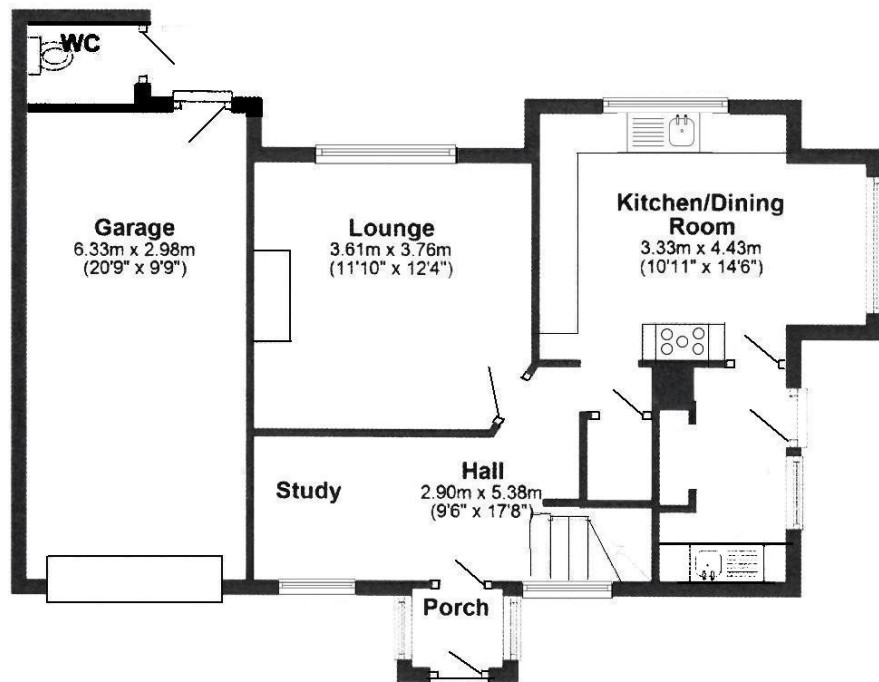
The land in all, extends to 13.4 acres (5.42ha) of pasture and coppice woodland with a stream running along its eastern boundary. Whilst undulating, the pasture fields are suitable for grazing most types of livestock including horses and can be accessed from the yard area to the west or from a separate road access. The land has been organically farmed with an eye on conservation and provides a great habitat for many types of flora and fauna and enjoys some special views of the surrounding countryside.





Ground Floor

Approx. 67.9 sq. metres (731.4 sq. feet)



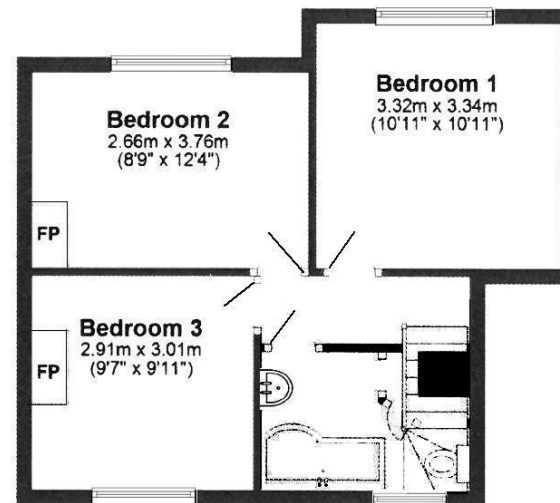
Haymakers Cottage

Approx. 37.1 sq. metres (399.4 sq. feet)



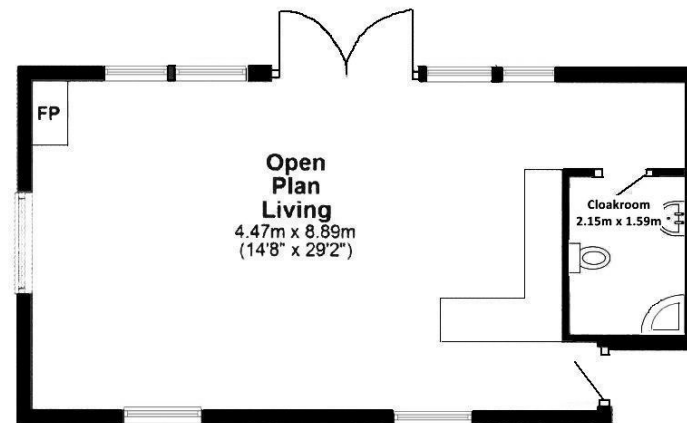
First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



The Gleanings

Approx. 38.5 sq. metres (414.1 sq. feet)



Total area: approx. 182.8 sq. metres (1967.5 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

SERVICES

Mains water and electricity. Private drainage. Oil central heating to Wild Rose with wood/multi fuel stoves.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Shropshire Council – Wild Rose Band C

PUBLIC FOOTPATH

A public footpath runs through the land away from the dwellings as indicated in blue on the map. As seen on the plan, a separate property Winterberry Cottage, sits within the land mass and has a right of access over a short track owned by Wild Rose Cottage.

DIRECTIONS

On the A488 from Minsterley, head south towards Bishops Castle and after 4 miles at the top of Hope Valley, turn right at the bus shelter and signed Gravels Bank and Bentlawnt. Continue on this lane up the twisty bank and at the top after 100 yards, turn right at the sign for Haymakers Cottage.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

