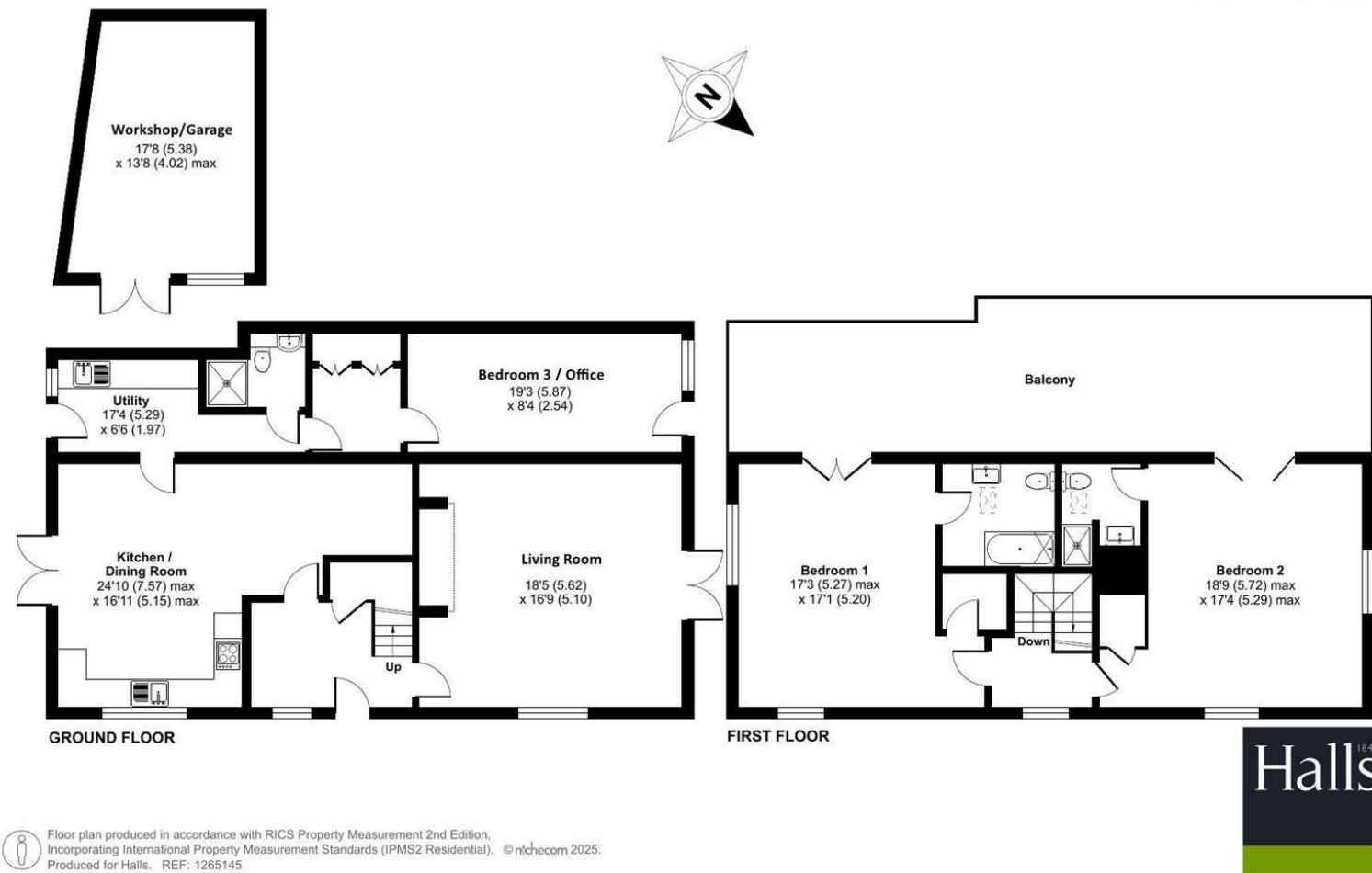


FOR SALE

Quarry Cottage, Sarn, SY16 4HH

Approximate Area = 1869 sq ft / 173.6 sq m  
Outbuilding = 211 sq ft / 19.6 sq m  
Total = 2080 sq ft / 193.2 sq m  
For identification only - Not to scale

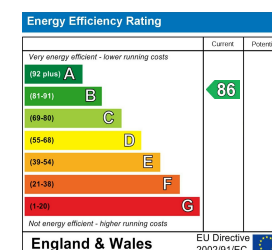


Quarry Cottage, Sarn, SY16 4HH

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



A delightful stone cottage, completely redeveloped to provide a characterful home with an ultra modern twist. Comprising multiple energy saving features throughout its 3 bedrooms (optional ground floor office) modern kitchen/diner, living room, two En-suite and family shower room, utility and hall. Outside is a garage/workshop, parking, paved patios with views and terraced garden areas.



01588 638 755

**Bishops Castle Sales**

33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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1 Reception Room



3 Bedrooms



3 Bath/Shower Rooms



- Beautifully presented detached cottage
- Rural setting with northerly views
- Energy efficient home
- Characterful yet contemporary
- Completely re-developed.
- 3 bedrooms, 2 En-suite
- Ground floor 3rd bedroom/office
- Well equipped kitchen/diner and large living room
- Garage/workshop and terraced gardens

GENERAL REMARKS

Quarry Cottage is a real labour of love, having been totally redeveloped to a high standard by the current owner. The property is now presented as a characterful home which caters to the demands of modern day life and has a keen eye too, on the energy costs of today's living style. It has an excellent energy rating boosted by 12 PV panels feeding a 5.8kw battery with the mains as a back up supply. Oil fired heating is installed to an underfloor system to the ground floor plus 'Rointe Smart' electric heaters, A fire sprinkler system, double-glazing and 'Reolink' security system installed. It also has fibre broadband providing around 150 mb/s.

Add to this the stylish finish of all the rooms with two master bedrooms both en-suite with Juliet balconies and walk-in wardrobes, a ground floor 3rd bedroom/office with adjacent shower room, large living room with log stove, well equipped, open plan kitchen/diner which opens onto the patio with views. A utility and hall complete the internal arrangement. Outside is an excellent garage/workshop with additional off road parking. To the north wing is a level paved patio, ideal for entertaining with country views. The area to the rear is quite steep and has level areas with wild flowers and alpiners and with great views.

SITUATION

For such a rural setting, it is unusual that the area is known locally as The City. Quarry Cottage is accessed along a narrow country lane serving a number of other cottages and is about one mile from the village of Sarn which boasts a local inn. Newtown is about 7 miles to the west and Shrewsbury is 28 miles north east, providing a comprehensive range of amenities and services together with access to the national rail and road network.

ENTRANCE HALL

11'2" x 7'2" (3.41m x 2.19m)  
With laminate floor, Smart electric radiator, under stairs cupboard and recessed lighting.

LIVING ROOM

18'5" x 16'8" (5.62m x 5.10m)  
With large feature brick fireplace inset with a log burner on a slate hearth, laminate floor, underfloor heating and Smart electric radiator and patio door to the side.

KITCHEN/DINER

16'10" x 13'0" & 12'1" x 9'2" (5.15m x 3.97m & 3.7m x 2.8m)  
A well equipped, contemporary, open plan space with integrated electric oven, microwave and four ring hob, dishwasher, work surfaces, base and wall units, laminate wood floor, under floor heating and Smart electric heater, and double French doors to the paved patio with lovely distant country views.

UTILITY

17'4" x 6'5" (5.29m x 1.97m )  
With vinyl floor, stainless steel sink unit, worktops and cupboards and space for a washing machine. 'Worcester' oil boiler, radiator and door to the outside.

SHOWER ROOM

Complete with recessed cubicle with mixer shower, white WC and wash basin, chrome towel radiator, tiled floor and shower boarded walls, and light tube.

INNER LOBBY

6'1" x 5'7" (1.86m x 1.71m)  
With Plant Room housing all the electrical invertors, batteries etc. Wood effect floor, coat hooks and light tube.

BEDROOM 3/OFFICE

19'3" x 8'4" (5.87m x 2.54m)  
With fitted carpet, separate glazed entrance door to the side, light tube and radiator.

A carpeted staircase rises from the hall to the First Floor Landing with laminate floor and doors to:

BEDROOM 1

17'3" x 17'0" (5.27m x 5.20m)  
(inc en-suite)  
A beautifully appointed room with floor to ceiling gable window overlooking the patio garden and beyond to wooded hills. Laminate floor, radiator, Juliet balcony to the rear with access to an open balcony . Walk-in wardrobe and

EN-SUITE BATHROOM

With a modern white suite of WC, wash basin and bath with mixer shower and screen above. Shower board, tiled floor, roof light and chrome towel radiator.

BEDROOM 2

18'9" x 17'4" (5.72m x 5.29m)  
Another large room with Juliet balcony which can open out onto the balcony at the rear. Walk-in wardrobe, laminate floor and

EN-SUITE SHOWER ROOM

With walk-in cubicle and mixer shower, white WC and wash basin, tiled floor and extensive shower boarding, towel radiator and roof light.

OUTSIDE

A two car parking area lies to the side with a large timber framed Workshop (5.4m x 3.87m). Beyond this is an elevated terrace which could be further developed as a private seating area, whilst the gardens to the rear are steep, they do have terraces which could be further enhanced.

At the front is a paved path with edging borders which continues past the main entrance to an enclosed, paved terrace with views beyond The City to wooded hills and access back into the kitchen/dining room.

SERVICES

Mains water and electricity. Private drainage. 12 PV panels Solax power feed to a 5.8kw battery. 'Rointe Smart' electric heaters and oil central heating. Sprinkler fire system, log burner, 'Reolink' security camera system, double-glazed, fibre broadband est 150 mb/s.  
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.

DIRECTIONS

From Churchstoke or Newtown, proceed to Sarn along the A489. In the centre turn opposite the Sarn Inn, in between the school and the village hall. Continue on this lane for 1/2 a mile and turn right with the sign post CiTY. Proceed along this lane for quarter mile and Quarry Cottage is found on the left.

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.