



TOTTERTON COTTAGE

6 TOTTERTON | LYDBURY NORTH | SY7 8AN





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Lydbury North 2 miles | Bishops Castle 3.3 miles | Craven Arms 8.8 miles
(all mileages are approximate)

AN IMPRESSIVE COUNTRY COTTAGE, OFFERING SPACIOUS
ACCOMMODATION, SET WITH EXTENSIVE LAWNED GARDENS,
DETACHED DOUBLE GARAGE AND NATURE POND LOCATED IN A RURAL
LOCATION.

Detached cottage
Rural location
Spacious accommodation
Driveway parking and double garage
Extensive lawned gardens



Bishops Castle Office

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SY9 5AD

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Bishops Castle proceed along Schoolhouse Lane past the GP Surgery and down to the crossroad. Proceed straight over and follow this lane for approximately 2.8 miles and the property will be found on the left hand side.

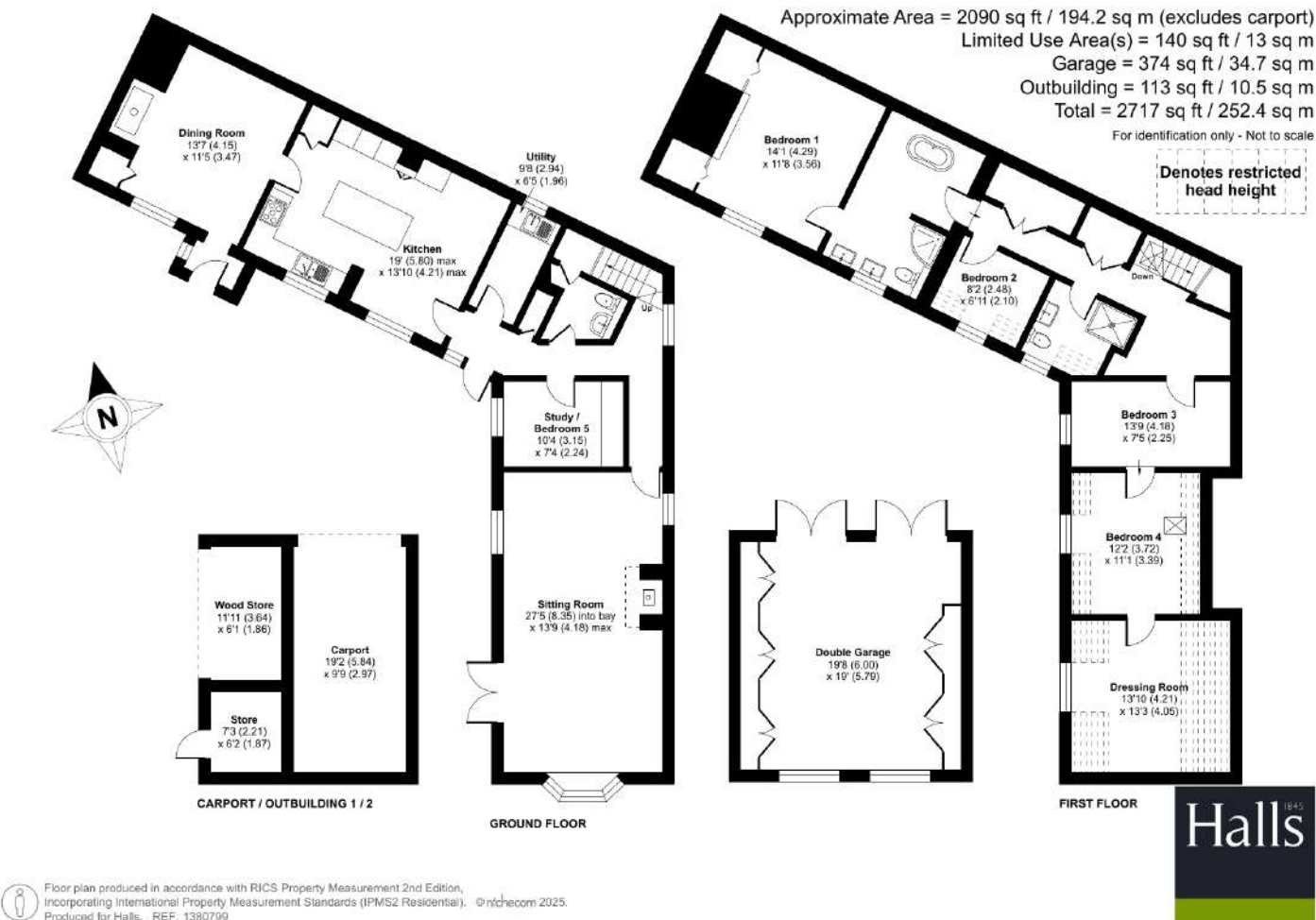
SITUATION

Totterton is a small, quiet hamlet nestled within the large civil parish of Lydbury North in South Shropshire. Located about 2 miles southeast of Bishop's Castle, it lies in gently rolling countryside. The area is rich in history: Totterton Hall, a Grade II listed country house built around 1814, stands as a stately landmark. Totterton sits within a deeply rural community - Lydbury North supports a small but vibrant village with amenities including a community shop, primary school, church, and a country pub, the Powis Arms. The landscape around Totterton is tranquil, with lightly trafficked lanes, historic stone buildings, and proximity to long-distance routes like the Jack Mytton Way, making it feel both secluded and connected.

PROPERTY

Totterton Cottage is believed to date back to the early 18th century with various additions over the years. The property is full with charm and character throughout including original beams, parquet flooring and a stone inglenook fireplaces. The cottage is approached through a gated driveway offering parking for numerous vehicles whilst also providing access to the detached garaging.

The entrance porch gives access to the dining room with the stone fireplace housing a Clearview log burning stove. From here, a doorway leads through to the impressive kitchen area, with central island providing an excellent breakfast bar eating area.



The kitchen comprises ample eye and base level storage cupboards granite work surface area over, numerous integrated appliances including two electric ovens, an induction hob and a dishwasher. An inner hallway provides access to the remaining ground floor accommodation. A useful utility room, guest WC, study/fifth bedroom and spacious sitting room completes the ground floor accommodation. The sitting room provides dual aspect windows providing stunning countryside views over the

gardens and pond and French doors lead out to the rear patio area. There is also a Clearview Stove in the sitting room.

To the first floor, there are two double bedrooms, one single bedroom and one height restricted room, the principal suite is access through the ensuite bathroom, comprising a rolltop bath, corner shower cubicle, WC and his and hers wash hand basins. The main bedroom boasts vaulted ceilings and built in



wardrobes. Bedrooms two and three both have parquet flooring. Bedroom four is access through bedroom three and and this room provides access to a large room currently used as a radio room and for storage, it could also be used as a dressing room. The family bathroom affords a shower cubicle, low level WC and wash hand basin.

OUTSIDE

Outside, Totterton Cottage extends to just over an acre and provides extensively lawned areas flanked by established shrubbery beds and meandering pathways. The gardens comprise raised vegetable beds, a greenhouse, a garden shed and a hen run. There is an expansive pond which is separated from the gardens by a hedgerow and provides a lovely space for wildlife. with a further small conservation paddock beyond.

There are a range of outbuildings including a wood storage shed/carport and further detached double garage, providing ample storage.

GENERAL REMARKS

AGENTS NOTE

The property has a Starlink satellite, which would be under separate negotiation.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains electricity is understood to be connected and a private drainage system is installed. Private water supply. A most interesting, energy efficient and eco friendly Water source heat pump located in the large pond runs the Central heating and attracts a rewarding Renewable Heat Incentive. The system is also supported by an array of solar panels. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



