



FOR SALE

Offers In The Region Of £545,000

Myrtle Cottage, Weston Lullingfields, Shrewsbury, SY4 2AW

A charming three-bedroom semi-detached country cottage boasting excellent equestrian facilities including a stable block, detached brick outbuilding, and menage, along with land ext, in all, to approx 2.1 acres or thereabouts, peacefully situated within the rural village of Weston Lullingfields.





- Equestrian Facilities
- Land Ext to Approx 2.1 ac
- Menage and Stables
- Charming Country Cottage
- Versatile Outbuilding
- Quiet Village Location

DESCRIPTION

Halls are delighted with instructions to offer Myrtle Cottage in Weston Lullingfields for sale by private treaty.

Myrtle Cottage is a charming three-bedroom semi-detached country cottage boasting excellent equestrian facilities including a stable block, detached brick outbuilding, and menage, along with land ext, in all, to approx 2.1 acres or thereabouts, peacefully situated within the rural village of Weston Lullingfields.

Internally, the property, which has been well maintained and much improved by the current vendor, at present comprises, on the ground floor a Utility/Boot Room, Shower Room, Kitchen/Dining Room, Living Room, and Bedroom, together with, to the first floor, two further Bedrooms and a family Bathroom.

Externally, the property is situated within land extending in all, to approx 2.1 acres, or thereabouts, and is complimented by an excellent range equestrian facilities, these including a detached stable block and a detached brick outbuilding (which offers excellent potential for further development), along with a menage, cottage gardens, vegetable garden, and yard.

The sale of Myrtle Cottage does, therefore offer the incredibly rare opportunity for purchasers to acquire a charming country cottage enjoying excellent equestrian facilities, set within land extending in all to approx 2.1 acres, situated in peaceful village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a solid wood front door with a opaque glazed panel in to a:

UTILITY/BOOT ROOM

Tiled flooring, double glazed window on to side elevation, a selection of base and wall units with wood effect roll topped work surface over, two circular stainless steel sinks with (H&C) mixer tap above and planned space for appliances; one of the cupboards contains the gas-fired boiler and a further door leads in to the.

GROUND FLOOR SHOWER ROOM

A continuation of the tiled flooring, opaque double glazed window on to side elevation and a bathroom suite to include: low flush WC, pedestal hand basin with separate (H&C), walk-in shower cubicle with fully tiled surround, mains fed shower with rainfall head.

KITCHEN/DINING ROOM

19'4" x 9'10"

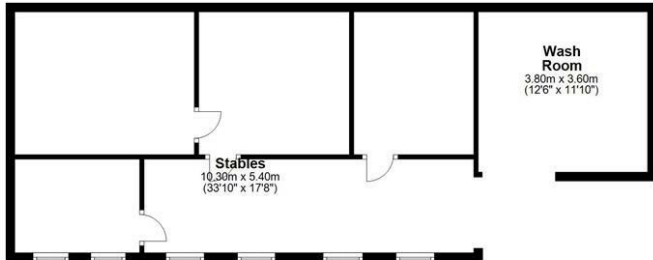
Laminate flooring, double glazed windows on to side elevation and double opening wooden patio doors with glazed panelling leading out on to the patio area and garden beyond. A selection of cottage style base and wall units with wood block work surface over, inset Belfast sink with (H&C) mixer tap above, freestanding Classic Deluxe 90, cooker with double oven below and five electric ring hob and extractor fan above, an integrated Indesit dishwasher.

One end of the room has planned space for seating/dining area. A door leads through to the:



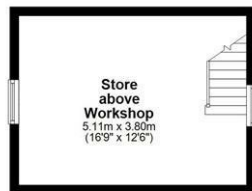
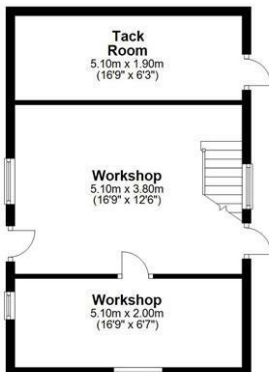
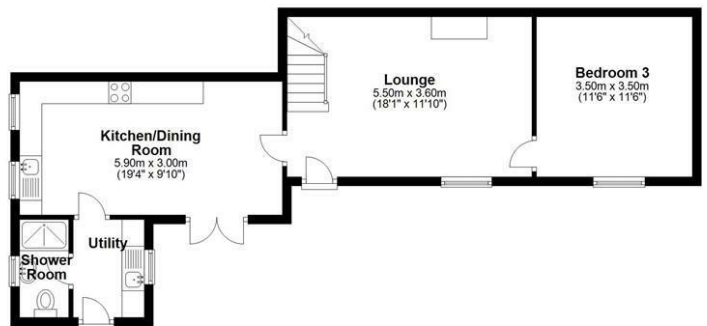
Outbuildings

Approx. 129.5 sq. metres (1393.5 sq. feet)



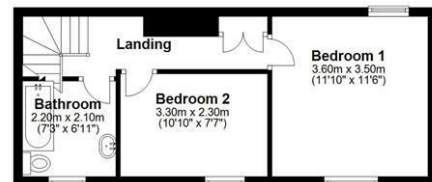
Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 219.0 sq. metres (2357.6 sq. feet)

Myrtle Cottage

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



LIVING ROOM

18'0" x 11'9"

Fitted carpet as laid, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor with storage underneath, log burner set on to a raised tiled hearth within an exposed brick Inglenook, and a further wooden door with opaque glazed panel offering access out on to front. A further door leads to the:

GROUND FLOOR BEDROOM

11'5" x 11'5"

Fitted carpet as laid, UPVC double glazed window on to front elevation and attractive exposed brickwork wall feature.

FIRST FLOOR LANDING

Fitted carpet as laid and double opening doors in to useful landing storage cupboard which contains a clothes rail.

BEDROOM ONE

11'9" x 11'5"

Fitted carpets as laid, UPVC double glazed window on to front elevation with a further single glazed window on to rear allowing lovely views over open farmland.

BEDROOM TWO

10'9" x 10'5"

Fitted carpets as laid, UPVC double glazed window on to front elevation.

FAMILY BATHROOM

Laminate flooring, opaque UPVC double glazed window on to front elevation and bathroom suite to include: p-shaped bath (H&C) mixer tap and shower attachment, low flush WC and pedestal hand basin with (H&C) mixer tap above.

OUTSIDE

The property is approached off a quiet country lane on to a tarmac driveway bordered by fencing and established hedging, this leading on to a substantial gravelled yard/parking area with a mid height timber gate leading in to the:



GARDENS

Situated to the front of the property and having been well maintained by the current vendor, at present comprising a number of areas of shaped lawn alongside an attractive paved patio area which offers an ideal space for outdoor dining and entertaining, this giving onto a paved walkway which leads to the timber gate flanked on either side by gravelled areas, one of which contains a low height timber log store.

VEGETABLE GARDEN

At present comprises an area of grass along with a substantial raised bed retained by timber sleepers, a Greenhouse and a chicken coup.

Accessed via the gravelled yard/parking area are the:

EQUESTRIAN FACILITIES

These comprising:

STABLE BLOCK

approx 45'11" x 17'8"

Of predominantly block and timber construction with concrete floors and with power, light and mains water laid on; at present comprising four loose boxes along with an excellent wash down room which contains a Drimee equine solarium.

BRICK OUTBUILDING

25'3" x 16'8"

A particularly useful and versatile building with access given directly off the yard. Separated, on the ground floor in to three distinct rooms, two of which are accessible via the main door and the third (currently utilised as a Tack Room) accessed via an independent wooden door. With brick paved flooring and glazing onto a number of aspects with a further door to the rear allowing access directly to the land, with wooden stairs leading to the first floor which has glazing on to front and back aspect. The building has power and light laid on.

At present the building is utilised as a Store/Workshop/Tack Room but offers a tremendous amount of potential for a variety of onward uses, be that of an equestrian nature or as dependant living, home office space, home gym etc (LA consent permitting).



MENAGE/ARENA

approx 65'7" x 131'2"

A plastic granule surface retained within timber fencing and accessed via metal gate situated to the fore, with spotlights situated in each corner.

LAND

The property is complimented by land extending, in all, approx 2.1 acres, or thereabouts, at present contained within one enclosure of relatively flat grazing land bordered on all sides by fencing and established hedging. The land wonderfully compliments the equestrian facilities but, whilst ideal for this current purpose, could also be utilised for the grazing or keeping of a variety of livestock/pets.

N.B.

The property benefits from planning permission having been granted for the "Erection of a two storey extension and alterations". A portion of the alteration works have been undertaken and, thus, we are advised that the planning is "live".

Planning Ref: 14/00972/FUL

SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. There is LPG gas to the property.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax Band 'C'.

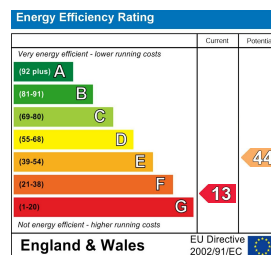
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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