

**FOR SALE**

Offers In The Region Of £575,000

Pound Cottage, Myddle, Shropshire, SY4 3RX

A particularly characterful six-bedroom detached cottage including a two-bedroom annexe which could be utilised as part of the main house, as dependant living, or guest accommodation, alongside garage and parking and wonderful gardens which offer delightful views over the unspoilt countryside beyond, enviably situated on the edge of the popular Shropshire village of Myddle.





- Characterful Cottage
- Range of Traditional Features
- Two-Bedroom Annexe
- Garage and Driveway
- Gardens Abutting Open Countryside
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer Pound Cottage in Myddle for sale by private treaty.

Pound Cottage is a particularly characterful six-bedroom detached cottage including a two-bedroom annexe which could be utilised as part of the main house, as dependant living, or guest accommodation, alongside garage and parking and wonderful gardens which offer delightful views over the unspoilt countryside beyond, enviably situated on the edge of the popular Shropshire village of Myddle.

Internally, the property offers a generous amount of well maintained and characterful accommodation which, at present, comprises, on the ground floor, an entrance porch, lounge, study, utility/cloakroom, kitchen/dining room, and garden room, together with to, the first floor, four bedrooms (the master benefitting from an en suite) and a family bathroom.

Unusually, Pound Cottage also enjoys an excellent two bedroom annexe which offers excellent potential for either dependant living or as an Air BnB/Guest Accommodation. The annexe provides a predominantly open plan ground floor containing a living and kitchen area together with a ground floor shower room and utility with, to the first floor, two bedrooms and a Jack and Jill en suite.

Externally, the property is situated within a generous and well maintained gardens which offer a truly delightful aspect out on to the open countryside beyond, whilst also containing ample driveway parking for a number of vehicles (with two EV charging points) and a single garage.

The sale of Pound Cottage does, therefore, offer the particularly rare opportunity for purchasers to acquire a charming six-bedroom cottage which includes a modern two-bedroom annexe, situated in generous gardens which abut open open farmland on the edge of a popular Shropshire village.

THE ACCOMMODATION COMPRISES:

The property is entered via a wooden front door with opaque glazed panel in to an:

ENTRANCE PORCH

Fitted matwell, opaque glazing on to two aspects with a wooden door with opaque glazed panelling leading in to a:

LIVING ROOM

17'8" x 12'9"

Fitted carpet as laid, UPVC double glazed window on to front elevation, open fire set within an exposed brick surround and tiled hearth with wooden beam over, carpeted stairs rising to the first floor, fully glazed wooden patio doors leading out on to Sun Room. A further stable style door leads in to the:

STUDY

12'1" x 9'10"

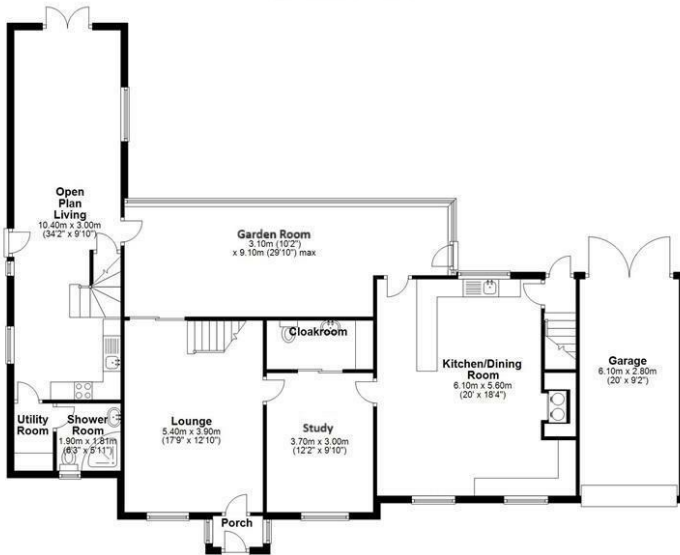
Wood effect laminate flooring, UPVC double glazed window on to front elevation, wooden stable style door leading in to the Kitchen/Dining Room and a wooden sliding door leading in to:

CLOAKROOM/UTILITY ROOM

Wood effect laminate flooring, glazing facing in to the Garden Room, wall mounted cupboards with roll topped work surface below with planned space for appliances beneath, low flush WC, pedestal hand basin, partly tiled walls.



Ground Floor
Approx. 156.6 sq. metres (1675.1 sq. feet)



First Floor
Approx. 111.2 sq. metres (1196.5 sq. feet)



Total area: approx. 266.8 sq. metres (2871.6 sq. feet)
Pound 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.



3 Reception Room/s



6 Bedroom/s



4 Bath/Shower Room/s



KITCHEN/DINING ROOM

20'0" x 18'4"

Tiled flooring, a range of exposed brickwork and timbers, two UPVC double glazed windows on to front elevation with further large UPVC double glazed window facing on to rear elevations allowing spectacular views over the unspoilt countryside beyond. The fitted kitchen comprises a selection of base and wall units with work surfaces above with integrated appliances to include: an undercounter fridge with a complimentary Kenwood under counter freezer, and Rangemaster 110 cooker with four gas ring and hotplate on top with double oven, storage and grill draw below - set in to exposed brick and decorative tiled Inglenook style,

A portion of the room offers ample spaces for a dining/breakfast table and potentially for a snug/sitting area.

GARDEN ROOM

29'10" x 10'2"

Tiled flooring, UPVC double glazed windows on to rear aspect allowing wonderful views over the garden and countryside beyond. A particularly versatile room which could be utilised for a variety of future usages, with partly exposed sandstone walls and sliding patio doors leading out on to patio.

FIRST FLOOR LANDING

Fitted carpet as laid, internal window leading in to bathroom, inspection hatch to left space (with pull down stairs, fitted carpets, boarded, and heated - currently utilised as an occasional games/hobby room)

BEDROOM ONE

15'5" x 15'5"

Fitted carpet as laid, two velux rooflights both of which look out over the noted north Shropshire landscape and offering far reaching panoramic views, with doors allowing access in to two separate storage cupboards (both of which contains slatted shelving), with a further door leading down to a separate access and further on to the:

EN SUITE BATHROOM

Exposed wood flooring, UPVC double glazed window on to side elevation, velux rooflight offering views over rear elevation and a bathroom suite to comprise: freestanding clawfoot style bath with (H&C) mixer tap and shower attachment, walk in shower cubicle with mains fed shower and tiled back drop, two bespoke ceramic "his and hers" sinks set in to an attractive raised wooden and tiled platform, low flush WC, doors leading in to eaves storage and heated towel rail.

BEDROOM TWO

13'5" x 9'2"

Wood effect laminate flooring, UPVC double glazed window on to front elevation.



BEDROOM THREE

10'2" x 9'2"

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM FOUR

10'5" x 9'10"

Wood effect laminate flooring, UPVC double glazed window onto front elevation.

FAMILY BATHROOM

Wood effect laminate flooring, UPVC double glazed window on to rear elevation, internal window giving on to staircase, partly tiled walls and a bathroom suite to comprise: hand basin set in to vanity unit with (H&C) mixer tap above, low flush WC, corner shower cubicle with mains fed shower and heated towel rail.

THE ANNEXE

Independently accessed via a solid wooden door with glazed panel to one side leading in to an open plan ground floor which contains a:

LIVING AREA

34'1" x 9'10"

Mixed carpet and tiled flooring.

KITCHEN AREA

A fully fitted Kitchen containing base and wall units with work surfaces inset stainless steel sink with draining area to one side, four ring electric hob with electric oven beneath and extractor fan above, under counter fridge/freezer, UPVC double glazed window on to either side elevations with double opening fully glazed patio doors leading out to the garden beyond.

UTILITY ROOM

Tiled flooring with UPVC double glazed window on to side elevation, wall mounted Worcester Bosch gas boiler, work top with space for appliances beneath and a door leading in to:

SHOWER ROOM

Tiled flooring, opaque UPVC double glazed window on to front elevation and a bathroom suite to include: a corner shower with fully tiled surround and mains fed shower, low flush WC and pedestal hand basin with carpeted stairs rising to the:

FIRST FLOOR LANDING

Fitted carpet as laid, three velux ceiling lights and a door in to:

BEDROOM ONE/FIVE

10'9" x 9'10"

Fitted carpet as laid, UPVC double glazed windows onto rear elevation allowing wonderful views over the countryside beyond and a door leading in to the:



JACK & JILL EN SUITE

Tiled flooring, Velux ceiling light and a bathroom suite to include panelled bath (H&C), low flush WC, pedestal hand basin.

BEDROOM TWO/SIX

11'1" x 9'10"

Fitted carpet as laid, two velux ceiling lights and integrated solid wood wardrobes.

OUTSIDE

The property offers vehicular access over a tarmac driveway which allows space for the parking of a number of vehicles (with two EV charging points) and which leads on to the single Garage.

Pedestrian access is offered via a choice of mid height metal gates both of which are set in to a traditional sandstone wall and which leads on to a cobbled/paved walkway and further on to front door.

SINGLE GARAGE

20'0" x 9'2"

An electrically operated door to the front with double opening timber doors to the rear, concrete floors, power and light laid on and containing the wall mounted gas fired boiler.

GARDENS

A most notable feature of the property and offering a simply stunning outlook over the open countryside beyond, comprising a substantial area of shaped lawn interspersed with floral and herbaceous beds and partially retained within a mid height sandstone wall, with a number of attractive paved patio areas bordered by gravelled and floral beds, all of which provide ideal spaces for outdoor dining and entertaining and to enjoy the idyllic outlook the property offers. The rear garden also contains a small brick built storage/potting shed which is accessed via a wooden door.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

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 'D'.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

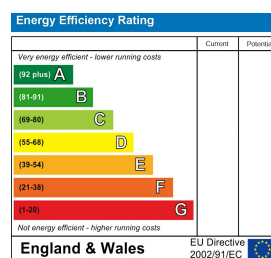
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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