



ROSE COTTAGE

BROWN HEATH | ELLESMERE | SY12 0LA





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Loppington >1 mile | Ellesmere 6 miles | Shrewsbury 13 miles | Wrexham 18 miles
(all mileages are approximate)

A CHARMING FOUR BEDROOM COUNTRY COTTAGE WITH ONE-
BEDROOM ANNEXE SET IN APPROX 0.65ac

Lovingly Modernised and Improved
One Bedroom Annexe
Driveway and Twin-Bay Carport
Ext to around 0.65ac
Peaceful Hamlet Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Rose Cottage is a deceptively spacious detached country cottage which has been lovingly modernised and improved by the current vendors to now provide around 1,600 sq ft of characterful and elegantly appointed living accommodation flexibly arranged across two versatile floors with stylish decorative finishes such as a twisted chimney stack and individually cut patterned roof slates.

The property is enviably situated within land and gardens which extend, in all, to circa 0.65 acres, whilst bordering open farmland to the south. The gardens presently comprise areas of lawn interspersed by floral beds, alongside a productive cottage garden and a delightfully private seating area with a central pond.

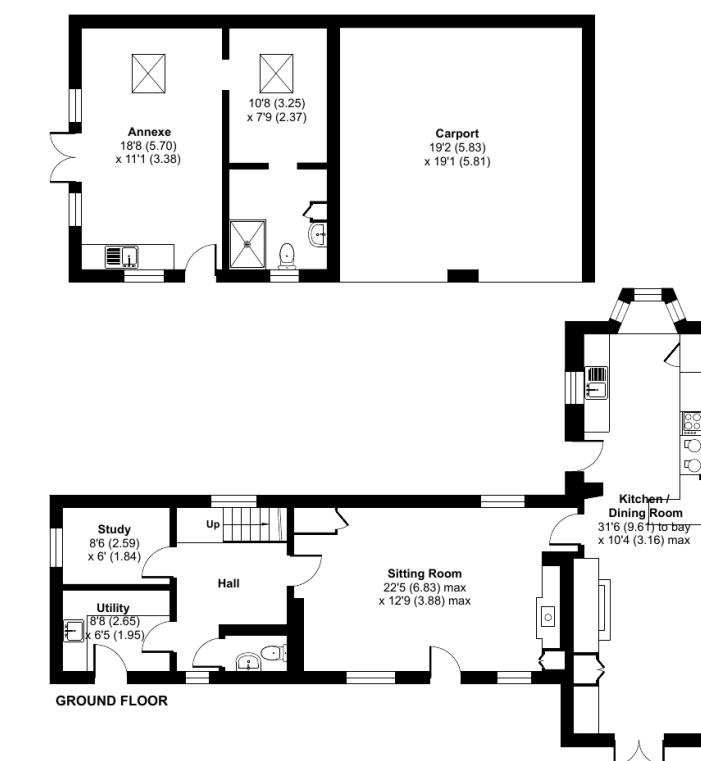
Notably, the property also boasts a detached one-bedroom annexe ideal for multi-generational families or those seeking ancillary guest accommodation, this joined to one side by a twin-bay timber carport.

SITUATION

Situated in a most attractive unspoilt location in the heart of the noted Shropshire countryside a short distance from the popular village of Loppington. The village provides a thriving community, together with a pub, post office, village hall and church. It is only approx 5 miles from the North Shropshire Lakeland town of Ellesmere and 4 miles from the former market town of Wem, both of which have an excellent range of local facilities. The county town of Shrewsbury (13 miles) is also within an easy drive.

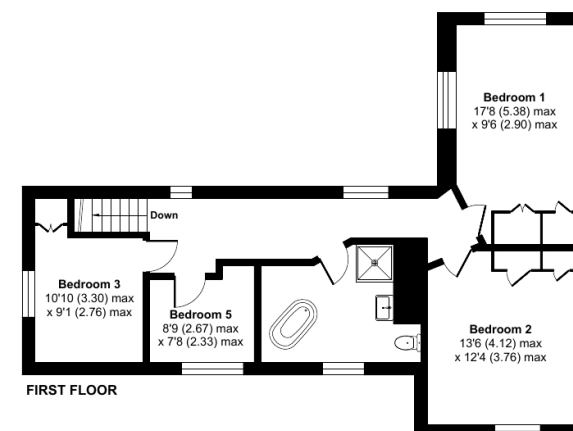
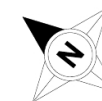
THE PROPERTY

The property provides principal access into an Entrance Hall, stairs rise to the first floor and a door leads into a versatile ground floor Study, with further doors opening into a useful Utility Room and separate Cloakroom. From the Entrance Hall, a welcoming Sitting Room with exposed ceiling timbers, dual aspect windows, and a Clearview log-burner set within an open-brick inglenook.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1343119

Approximate Area = 1588 sq ft / 147.5 sq m (excludes carport)
Annexe = 369 sq ft / 34.2 sq m
Total = 1957 sq ft / 181.7 sq m
For identification only - Not to scale



Accessed from the Living Room is a wonderfully spacious Kitchen/Dining Room which, at over 9.5m, runs the entire length of the property and provides a particularly sociable space; with an attractive bay-window to the rear and patio doors exiting onto the front all complemented by a sympathetically designed kitchen, so chosen to enhance the period nature of the home whilst allowing for modern convenience.

Stairs rise to a first floor landing where doors allow access into four comfortably proportioned Bedrooms, all enjoying elevated views across the unspoilt countryside which surrounds the hamlet of Brown Heath, with all but Bedroom four benefitting from integrated wardrobe space. Completing the living accommodation is a recently modernised family Bathroom containing an attractive white suite most notably comprising a sumptuous "slipper" bath.



OUTSIDE

The property is approached off a quiet country lane onto a generous slate-shingled parking area with ample space for multiple vehicles, this flanked to one side by an expanse of lawn interspersed with mature trees and floral beds. To the rear of the property is a delightfully private seating area positioned around a central pond, with the gardens further comprising a productive cottage garden. To the east of the parking area is a further grassed area, with separate road access, extending to around 0.42ac, ideal for use as a paddock for smaller livestock.

ANNEXE

The property is notably accompanied by a detached one-bedroom Annexe which offers excellent potential for buyers with multi-generational requirements or those seeking ancillary accommodation for short term letting or guests. The Annexe extends to just under 400 sq ft and is well presented throughout, whilst comprising a Living/Kitchen area with veranda overlooking open countryside, alongside a double Bedroom with adjoining En-Suite.

N.B.

Planning permission was granted in April '23 for the erection of a single storey side extension to become an oak Garden Room

SCHOOLING

The property is within a comfortable proximity of a number of well-regarded state and private schools, including Newtown C of E Primary School (rated outstanding), Cockshutt C of E Primary, St Peter's C of E Primary, The Thomas Adams School, Lakelands Academy, Ellesmere College, Moreton Hall, Adcote School for Girls, and Packwood Haugh.

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

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///letter.mainly.calibrate
Leave Ellesmere via the A528 in the direction of Shrewsbury, continuing for around 4.2 miles until a left hand, just before the village of Cockshutt, leads on to a county lane. When reaching a T junction at the culmination of the lane, turn left and continue for a further approximately 1.6 miles, where the property will be found on the right, on the perimeter of Brown Heath and identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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.



