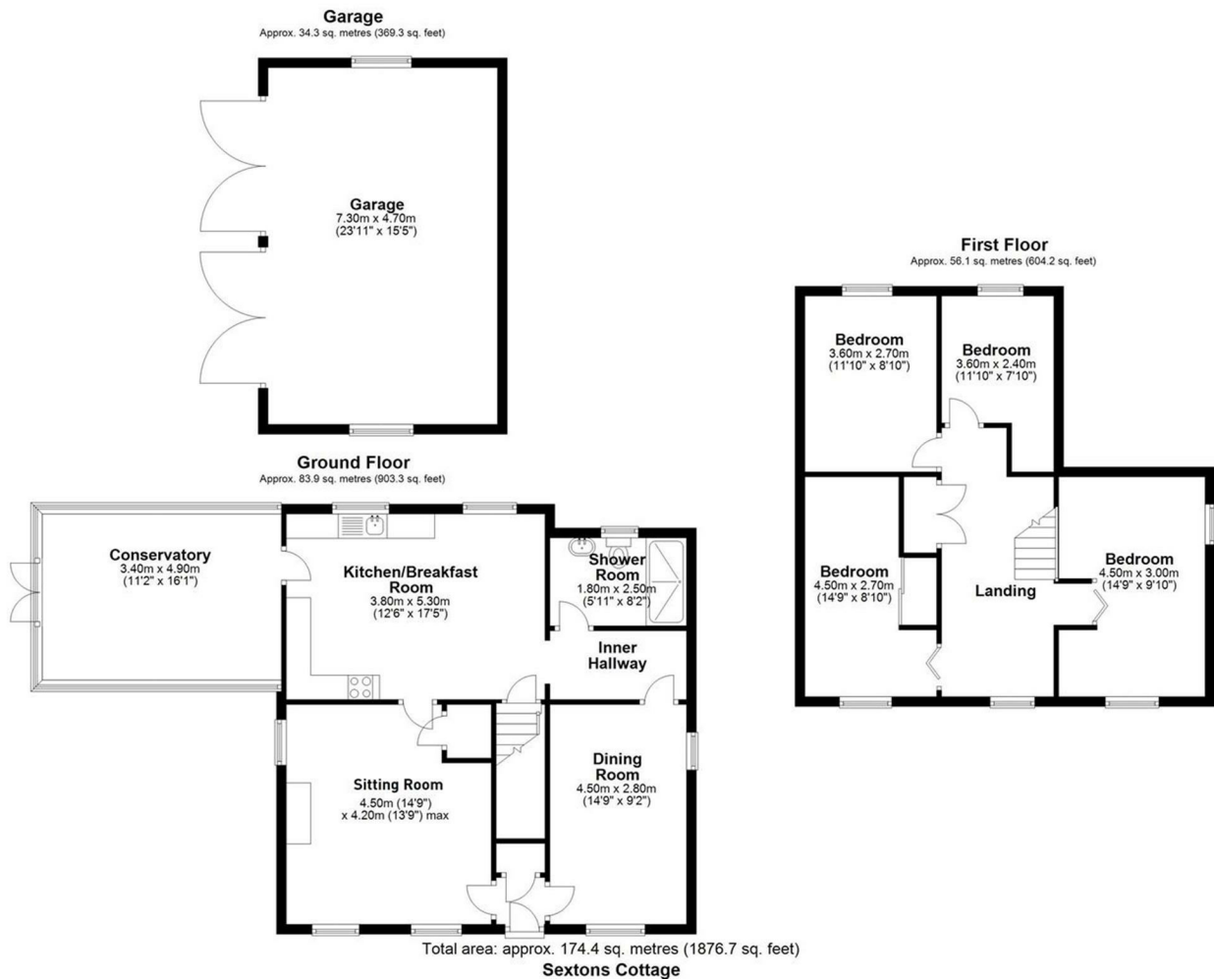


FOR SALE

Sextons Cottage, 3-4 Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ



FOR SALE

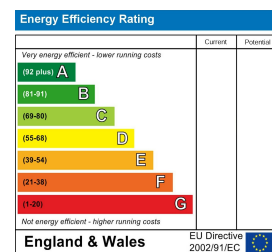
Offers In The Region Of £450,000

Sextons Cottage, 3-4 Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ

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



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Wem 3.0 miles, Shrewsbury 11.2 miles, Whitchurch 10.2 miles and Telford 20.8 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Grade II Listed cottage
- Character and traditional features
- In need of modernisation
- Large plot
- Attractive village location
- 0.52 Acres

DESCRIPTION

Sextons Cottage offers a seldom opportunity in today's market to acquire a period listed Grade II detached country cottage believed to date back to the early 17th Century with later editions. The accommodation offers a wealth of character and traditional features including exposed beams, traditional fireplaces and well proportioned rooms. The Cottage would no doubt benefit from a tasteful scheme of modernisation and refurbishment, which subject to any necessary planning consents, should provide prospective purchasers with opportunities to implement their own tastes and requirements.

Outside, the property is set in a large plot, with the Cottage being positioned well back from the lane and surrounded by an expanse of gardens and grounds, with an opportunity to create further landscaping and the 'good life'.

THE WHOLE EXTENDS TO 0.52 ACRES.

ACCOMMODATION

ENTRANCE HALL

With quarry tiled floor and understair storage cupboard.

SITTING ROOM

With oak flooring, exposed beams to ceiling, attractive fireplace with brick surround and oak beam mantle. Quarry tiled heath with WOOD BURNING STOVE. Built in storage cupboard.

DINING ROOM

With quarry tiled floor. Exposed beamed ceiling. Exposed brick range fireplace incorporating SOLID FUEL RAYBURN RANGE COOKER.

INNER HALLWAY

With quarry tiled floor.

SHOWER ROOM

With walk in tiled shower cubicle having floor drain and wall mounted electric shower unit. WC. Pedestal wash hand basin. Tiled walls. Chrome ladder radiator.

KITCHEN/BREAKFAST ROOM

With quarry tiled floor. Granite effect work surfaces and tiled splash with built in stainless steel sink unit. Comprehensive range of maple effect faced base and eye level cupboards including glazed display cabinet and drawer unit. Slot in electric BEKO COOKER with integrated filter hood overhead. Space for dining table. Exposed beams to ceiling.

CONSERVATORY

Built of brick with wraparound double glazed windows, ceiling blinds, twin French doors leading out to the balcony with additional side rear entrance door.

Door from the kitchen gives access to the staircase which rises to the first floor landing.

FIRST FLOOR LANDING

With exposed wall beams in part. Built in double airing cupboard containing pre lagged hot water cylinder and immersion heater. Cold water storage tank overhead.

BEDROOM 1

With exposed boarded floor. Built in wardrobe with sliding doors.

BEDROOM 2

With exposed beams.

BEDROOM 3

With window aspect to the rear.

BEDROOM 4

With window aspect to the rear.

OUTSIDE

The property is approached via a gated entrance onto a tarmac driveway (grassed sections) which leads down to the rear of the house with a parking area and space for a number of vehicles.

DOUBLE GARAGE

24'0 x 14'11

Built of brick and tile with two pairs of timber entrance doors. Power and lighting. Solar panels mounted to the exterior of the roof.

THE GARDENS AND GROUNDS

These are of a particularly generous size and extend around the house providing a good size lawn to the front with natural stone walling to its front boundary. Set around the lawn are a number of specimen Conifer trees, Beech, Flowering Cherry, Apple and a selection of shrubs. A stone wall extends down the flank of the driveway with a raised section above. On the alternative side a timber arch gives access to the side garden, which is block paved to provide an attractive area for BBQs etc.

The rear garden forms the larger area to the property being extensively laid to grass beyond the parking area and incorporates a selection of mature trees including Scots Pine, Verigated Ivy, Purple Beech, Monkey Puzzle and Apple to name a few. This area offers an excellent opportunity for further landscaping, horticulture or poultry/small animal husbandry. There is also an old brick privy, timber and felt garden SHED and an aluminium framed GREENHOUSE.

GENERAL REMARKS

SOLAR PANELS

The property benefits from solar PV panels, which are mounted on the roof to the garage. The panels provide useful electricity generation based on a Feed in Tariff.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity is understood to be connected. Foul drainage is to a septic tank. The water supply is currently fed from a bore hole located at a neighbouring farm, which is a private agreement. Purchasers will be required to connect to an alternative supply and it is believed that mains water is available for connection from the adjacent road/grass verge, subject to verification. The neighbour has agreed for the existing supply to serve the property until such time as a new supply has been installed, subject to agreeing a time limit. Oil fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com