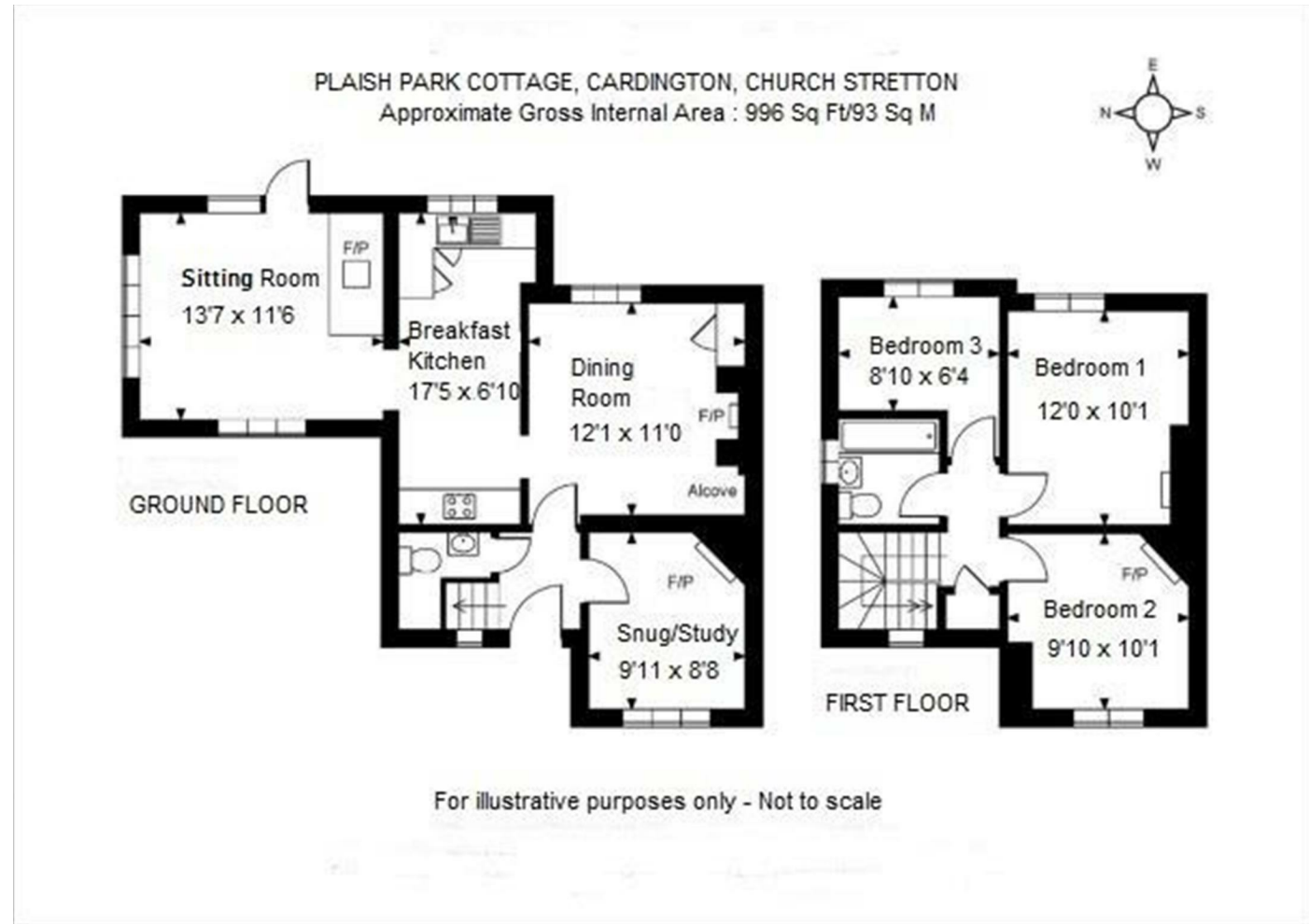


FOR SALE



1 Plaish Park Cottage Cardington, Church Stretton, Shropshire, SY6 7LB



FOR SALE

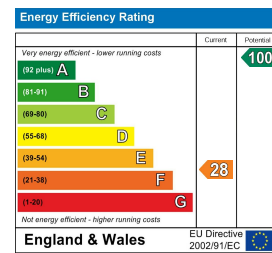
Offers In The Region Of £410,000

1 Plaish Park Cottage Cardington, Church Stretton, Shropshire, SY6 7LB

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



A handsome character semi detached cottage with well presented accommodation, wonderful lawned gardens, garage block including workshop and extensive parking, in a glorious and sought after rural setting amidst South Shropshire farmland. IN ALL ABOUT 0.3 ACRE.



01743 236 444

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



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MILEAGES: Church Stretton 7.0 miles, Shrewsbury/A5 12 miles, Ludlow 16.0 miles and Telford 18 miles. All mileages are approximate.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Charming cottage
- Well presented accommodation
- 3 Bay Garage Block/Workshop
- Extensive parking and gardens
- Wonderful rural views
- Stunning rural setting

DESCRIPTION

This truly delightful semi detached country cottage oozes character, whilst offering a comfortable well laid out design. The Cottage features a guest cloaks/WC off the entrance hall. There is a useful study or small snug, which will be ideal for those who wish to work from home or merely looking for a small TV room. There is a separate dining room which has a lovely deep fireplace with wood burner. The breakfast kitchen enjoys modern fittings including an electric cooker. The wonderful sitting room is naturally well lit, with stunning views out on to farmland, and has a log burner for those winter evenings. On the first floor, there are 3 good sized bedrooms, which are then served by a bathroom which includes a shower unit over the bath. Outside, there is excellent parking space for a number of vehicles. The barn garage block is quite traditional and could be used for open fronted twin garaging or a stable if required. In addition, there is a workshop, which could also have multiple use options s.t.p.p. if required. The gardens are well laid out for ease of management including extensive lawns and a sun patio.

ACCOMMODATION

ENTRANCE HALL

With attractive tiled floor. Staircase rising to the first floor.

GUEST CLOAKS/WC

With attractive tiled floor. Wash hand basin. Close coupled WC and extractor fan.

STUDY/SNUG

With oak effect laminate flooring. Beautiful period cast iron fireplace and quarry tiled hearth.

DINING ROOM

With oak effect laminate flooring. Attractive part brick deep fireplace with raise quarry tiled hearth and wood burner. Built in storage cupboard.

BREAKFAST KITCHEN

With attractive tiled floor. Granite effect work surfaces with a range of country style painted base and eye level cupboards including a drawer unit and having pewter style handles. Free standing ELECTRIC FALAVEL COOKER. Integrated EXTRACTOR HOOD over. Built in sink unit. Space and plumbing for washing machine. Space for upright fridge freezer.

SITTING ROOM

With attractive oak effect laminate flooring. Large raise brick and quarry tiled hearth with LOG BURNER. Picture window. Double glazed French door with matching side window. Part vaulted ceiling with exposed beams.

FIRST FLOOR LANDING

With airing cupboard containing modern WARMFLOW HOT WATER CYLINDER with immersion heater (pressurised system) and access to loft space.

BEDROOM 1

With attractive period cast iron fireplace and quarry tiled hearth.

BEDROOM 2

With period cast iron fireplace and quarry tiled hearth.

BEDROOM 3

BATHROOM

With tiled floor. Panelled bath, having mainly tiled walls above with wall mounted direct feed shower unit and folding splash screen, pedestal wash hand basin, close couple WC, chrome ladder radiator, electric shaver/light unit.

OUTSIDE

Approached through timber twin entrance gates into a wide sweeping stoned driveway and parking area with ample space for a number of vehicles and include an electric car charging point.

3 BAY BARN GARAGE

Built of timber frame and part clad. Sheeted roof and comprising:

DOUBLE GARAGE

19'6" x 17'8"
Being open fronted with lighting. One bay of the garage has been partitioned off with a gated front and could be utilised as a stable if required. Adjoining:

WORKSHOP

17'1" x 9'10"
With power points and lighting. Water supply and plumbing for drainage if required.

THE GARDENS

Set in generous size gardens adjacent to the driveway including raised shrubs adjacent to the front boundary. There is a front pedestrian access and pathway, an ideal area for pot plants. Extending around the side to the rear is a generous sized lawn with gravel path and SUN PATIO, all of which have a wonderful aspect over open farmland.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and light fittings together with some curtains are included.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage to a shared septic tank with the neighbour. Electric heating system.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'B'.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

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