

FOR SALE

Church Cottage Church Road, Baschurch, Shrewsbury, SY4 2EF



FOR SALE

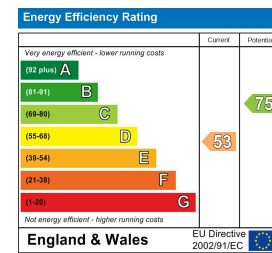
Offers In The Region Of £475,000

Church Cottage Church Road, Baschurch, Shrewsbury, SY4 2EF

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



Church Cottage is an incredibly attractive part sandstone cottage that has been extended to provide spacious and incredibly flexible accommodation situated in a picturesque village setting opposite All Saints Church.



01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 3 - 4 bedrooms
- 4 Reception rooms
- Character
- Potential annex/holiday let
- Picturesque village setting
- No onward chain
- Good size gardens

DIRECTIONS

From Shrewsbury proceed along Coton Hill turning left at the traffic lights onto Berwick Road in the direction of Baschurch. On arrival at a mini roundabout, just outside the village, turn right. Proceed straight over a mini roundabout and then a left turning signposted Nobold. Proceed to the end of the road and turn left. The property is located on the right hand side. The rear entrance is around the right hand bend on the right.

SITUATION

Church Cottage is situated in the heart of Baschurch which has numerous local amenities including a post office, doctors surgery, local supermarket, farm shop and positioned next to the well renowned pub/restaurant 'The New Inn'. Further afield lay the County Town of Shrewsbury (approx. 15 mins by car) and the market town of Oswestry, each providing extensive shopping, leisure and social facilities. There is a wide range of state and private schools available in the area including a primary school and the Corbet School and Adcote in Baschurch and Packwood Haugh Preparatory School in the nearby Ruyton XI Towns. There is also Ellesmere College in Ellesmere. There are regular train links from Shrewsbury and Gobowen providing easy access to Birmingham and London beyond. Regional airports include Birmingham International, Liverpool John Lennon and Manchester International.

DESCRIPTION

Church Cottage is a charming extended cottage that has 4 reception rooms on the ground floor that could be configured in many different ways. Currently there are two sitting rooms, one in the original part of the building that has a multi fuel stove set into a stone inglenook fireplace. The other is in the extended part of the house and has a vaulted ceiling and a mezzanine level that is currently used as bedroom 4 with an en suite bathroom. This part of the house could be used as an annex or holiday let as there is an external door to the rear meaning it could be self-contained. There is also a further two reception rooms. The kitchen is positioned centrally in the property and features a range of fitted units on all 4 walls and built in appliances. The utility room and W.C. complete the ground floor accommodation.

The staircase leads to the first floor where it splits with one bedroom and shower room to the original part of the property. On the otherside and into the extended part of the property to the rear there are a further two bedrooms and a second shower room.

ACCOMMODATION

KITCHEN

Range of fitted wall and floor units and built in appliances including 2 multi-function ovens, hob and built in fridge/freezer and a window looking towards the gardens. There is also a walk in cupboard the houses the boiler.

UTILITY ROOM & GUEST WC

RECEPTION ROOM 1

Linked to the kitchen and also accessed through the external door to the rear. There is a vaulted ceiling and staircase leading to mezzanine level above which is currently used as the 4th bedroom that has the benefit of an ensuite bathroom. The sitting room area has under floor heating.

RECEPTION ROOM 2

With inglenook fireplace and exposed beams. Window to the front of the house with views of the Church.

RECEPTION ROOM 3

With exposed beams and window to the front of the house again with views of the Church.

RECEPTION ROOM 4

With exterior door to rear patio.

CELLAR

BEDROOMS

On the first floor there are three bedrooms all of which have built in wardrobes and two shower rooms located off a split landing.

OUTSIDE

There is a private gated driveway to the rear of the property which leads to the parking area and large timber shed that is perfect for storage of garden implements. The large gardens are mature and mainly laid to lawn with well stocked borders and a number of mature shrubs. There is a lovely private paved patio area to the side of the property that is west facing and is a great area for Al Fresco entertaining. The property also benefits from a bricked and tiled roof garden room that has electric that would make a great gym or home office.

GARDEN ROOM

With electricity, perfect for home office or gym.

GARDEN STORE

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

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@halls.gb.com