



FOR SALE

Offers in the region of £625,000

## Yew Tree Cottage, Longden Common, Shrewsbury, SY5 8AQ

A wonderful cottage that was rebuilt and extended approx. 10 years ago situated in an incredibly popular and idyllic location with fantastic family living accommodation.





- Superb kitchen/dining room
- 2 reception rooms
- 4 bedrooms (one ensuite)
- South West facing gardens
- Large timber outbuilding with garaging
- Spectacular countryside views

## DIRECTIONS

From Shrewsbury take the Londgen road and continue past the Priory, Meole Brace school and the Nuffield Hospital. Proceed through the villages of Hook-a-Gate and Annscroft and go straight through the village of Longden. Proceed for approximately 3 miles and on entering Longden common take the left turn down Lower Common Lane. Proceed down the lane and the property will be found on the right hand side identified by a Halls for sale board.

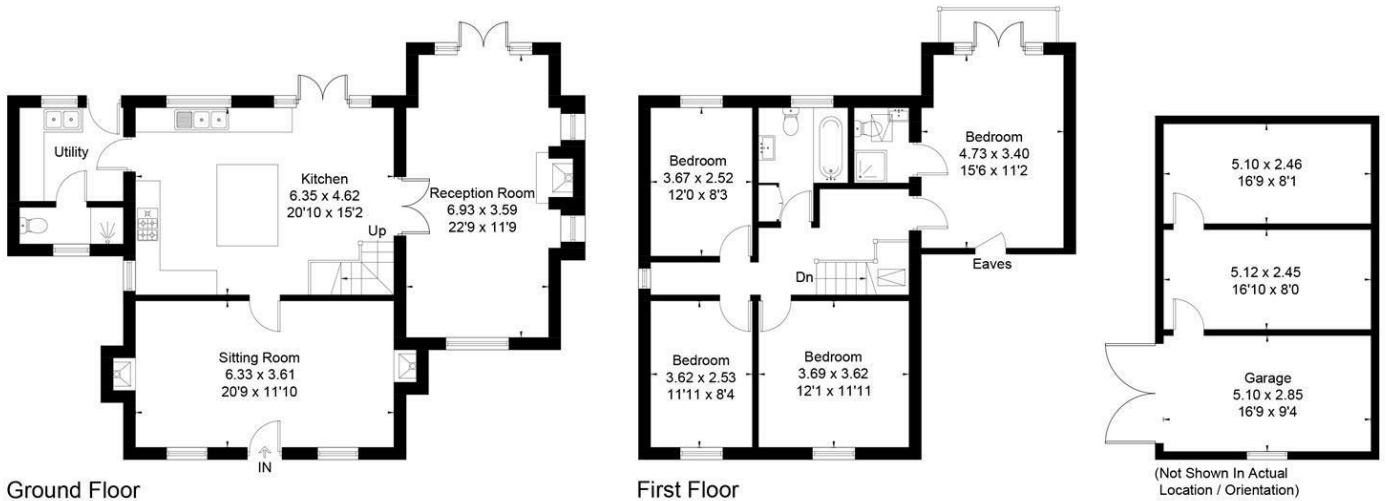
## SITUATION

Yew Tree Cottage is situated within the charming hamlet of Londen Common, nestled in the rolling Shropshire countryside. Nearby Longden offers amenities including a general store, public house, village hall, private tennis club and Primary School. The nearby county town of Shrewsbury is renowned for its bespoke shops, wide range of restaurants and cafes, along with leisure and recreational facilities. Commuters will find ready access to the A5 Shrewsbury bypass with links to the M54 motorway and thereon to Telford and the M6 motorway.

Schooling in the area is excellent within both the state and private sectors including the much sought after Longden CE Primary School and Nursery, Prestfelde, Packwood, Priory School, Shrewsbury High School, Shrewsbury School, along with a well reputed nursery in Hook a-gate. Road links in the area are good via the A5 and M54. There is a rail network from Shrewsbury connecting to London.



Approximate Floor Area = 161.5 sq m / 1738 sq ft  
 Outbuilding = 41.0 sq m / 441 sq ft  
 Total = 202.5 sq m / 2179 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78186

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.



1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



## DESCRIPTION

Yew Tree Cottage is a beautifully presented detached house offering wonderful accommodation including a high quality specification throughout. The property is positioned in a lovely rural locality and benefits from sitting in a generous plot with appealing garden and lovely views, there is private parking and a large detached outbuilding for garaging and storage. Rebuilt approximately 10 years ago the property has great open plan flowing entertaining space whilst retaining plenty of charm.

The downstairs benefits from underfloor heating throughout. The kitchen/dining room is the hub of the house and has a bespoke kitchen with central breakfast/prep island. There are a range of wall and floor units, Rangemaster cooker with extractor above, American style fridge freezer, dishwasher and a Belfast sink. French doors from the dining area leads to the rear patio and gardens beyond. There is a utility room located off the kitchen that provides a rear entrance and also a Shower room with WC. Flowing from the dining area there are double doors that lead through the front to back drawing room with feature fireplace where a log burner can be found. Completing the accommodation on the ground floor is a further sitting room at the front of the house with open fireplaces either end. This room is where the front door leads into.

A staircase from the kitchen/dining room leads to the first floor where there is a beautiful principal bedroom suite with built in wardrobes and ceiling to floor gable windows with French doors leading onto a timber framed balcony that offers the most spectacular views of the local countryside. There is an ensuite shower room. There are three further double bedrooms and a family bathroom.

## THE GARDENS

The private mature gardens wrap around the property and lead to the large timber garage/outbuilding at the back of the plot. This room would be fantastic for storage or even a garden room. There is an area that would also make a great space for further private parking. There is a patio area directly to the rear of the property that is perfect for Al Fresco entertaining.

## 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, gas and drainage are understood to be connected. None of these services have been tested.

### COUNCIL TAX

The property is currently showing as Council Tax Band x. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### VIEWINGS

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



FOR SALE

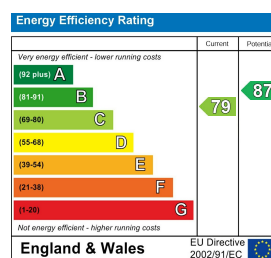
Yew Tree Cottage, Longden Common, Shrewsbury, SY5 8AQ



**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



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.