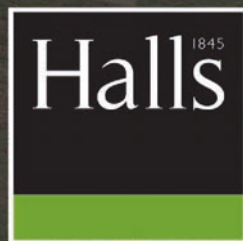




YEW TREE COTTAGE

3 HINWOOD | WESTBURY | SHREWSBURY | SY5 9PD





YEW TREE COTTAGE

3 HINWOOD | WESTBURY | SHREWSBURY | SY5 9PD

Shrewsbury 10.3 miles | Telford 24.6 miles
(all mileages are approximate)

A STUNNING AND BEAUTIFULLY RENOVATED DETACHED COUNTRY COTTAGE, FINISHED TO AN EXACTING STANDARD, SET IN LARGE WRAPAROUND GARDENS, WITH A BEAUTIFUL OPEN OUTLOOK.

Sought after rural location
Extensively improved and enhanced accommodation
Blend of character and contemporary living
Generous parking area
Spacious surrounding gardens with far reaching views



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, take the B4386 towards Montgomery, passing through Nox and Yockleton. On entering Westbury, proceed past Nigel Farr Farm Services and at the crossroads, take the left turn onto Hinwood Road and proceed for approximately 1 mile and the property will be identified on the left hand side.

SITUATION

The property is beautifully positioned and is almost equidistant between the villages of Westbury and Asterley, in a stunning rural location. Westbury provides a basic range of amenities, including a medical centre and pub. The villages of Minsterley and Pontesbury are also within close proximity and offer a selection of mini supermarkets, primary and secondary schools, dental and medical practices and further amenities. Whilst the property enjoys the benefits of rural living, it is within easy reach of Shrewsbury and its excellent shopping centre, together with its general amenities including a rail service. Commuters will find good access through to the A5, which links east to the M54 motorway and Telford or north towards Oswestry.

PROPERTY

Set in a glorious rural position with breath-taking views over rolling fields, this beautifully renovated and sympathetically improved detached country cottage thoughtfully blends character with tasteful contemporary fittings.

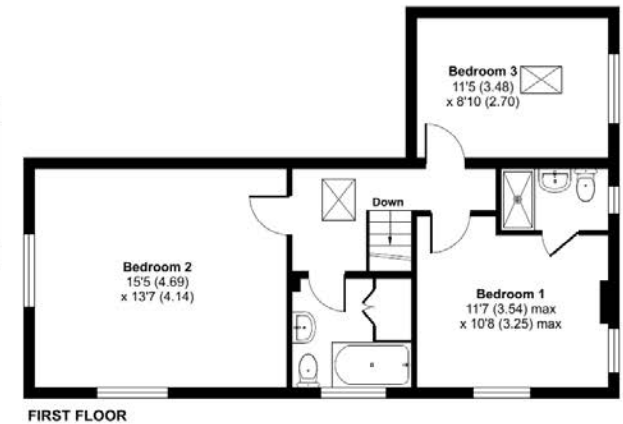
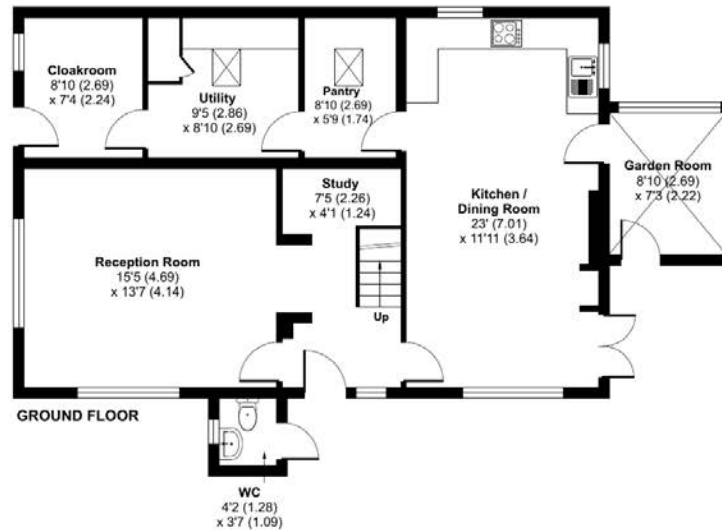
The current owner has recently completed numerous works which include a new roof, the installation of an air source heating system, and underfloor heating throughout the ground floor. At the heart of the home is a charming and refitted breakfast kitchen, providing numerous units with solid wooden worktops, a log-burning stove, and wonderful views over the surrounding gardens and countryside.

The superbly spacious living room features a two-way log-burning stove, creating a warm and inviting atmosphere, with an adjoining study area which is ideal for home working. Additional ground floor spaces include a generous laundry/utility room, loft storage and a walk-in pantry/store room offering excellent storage.

To complete the ground floor is a most useful garden WC.

Upstairs, the cottage offers three well-proportioned double bedrooms. The principal bedroom boasts a beautifully appointed en-suite shower room, while the remaining bedrooms are served by a delightful refitted family bathroom with stylish, free-hanging sanitaryware.

Approximate Area = 1488 sq ft / 138.2 sq m
WC = 15 sq ft / 1.3 sq m
Total = 1503 sq ft / 139.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls REF: 1346309





OUTSIDE

Outside, a large gravelled parking area offers ample space and the potential to construct a garage (subject to planning permissions). The gardens are impressive in size, featuring flowing lawns, well-stocked shrubbery beds and borders, and give plenty of scope for further design and landscaping to fully appreciate the lovely surroundings.

Enjoying uninterrupted views over paddocks and open countryside, this is a truly special rural property offering peace, privacy, and excellent market appeal.

GENERAL REMARKS

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 electricity. Drainage is to a septic tank. Air source heating. None of these services have been tested.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

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.



