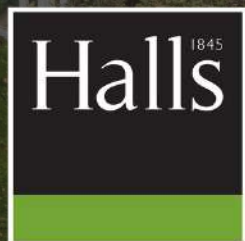




4 WILCOTT

NESSCLIFFE | SHREWSBURY | SY4 1BJ





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Shrewsbury 9 miles | Telford 24.1 miles
(all mileages are approximate)

A PARTICULARLY SPACIOUS DETACHED COUNTRY COTTAGE, SET WITH
STUNNING LARGE GARDENS IN THIS BEAUTIFUL AND CONVENIENT
LOCATION.

Sought after rural location
Deceptively spacious accommodation
Character features
Generous driveway
Fantastic large gardens



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 proceed north along the A5 past Montford Bridge and on reaching the roundabout (prior to the Nesscliffe by pass) take the third exit heading for Nesscliffe village. Proceed up the bank, taking the left hand turn at the cross roads for Pentre. Follow this road and continue over the fly over taking the second right hand turn and the property will be found after a very short distance on the right hand side, clearly identified by a Halls For Sale Board.

SITUATION

The property is situated on the fringe of the hamlet of Wilcott which is positioned in a delightful rural setting. The property is only a short distance from the popular village of Nesscliffe, which provides a pub/restaurant, primary school, village hall and petrol station with convenience store. Alternatively, Shrewsbury is very accessible by car, with the A5 commuter route linking directly through to the M54 motorway to Telford or in the opposite direction to Oswestry, with further road links through to Wrexham and Chester.

PROPERTY

Set in a delightful rural position, this characterful detached country cottage offers flexible and beautifully presented living accommodation.

The ground floor boasts a fantastic and versatile living space, currently comprising a light-filled garden room with wraparound windows enjoying panoramic views over the gardens and fields beyond. French doors open onto a spacious sun terrace, perfect for entertaining or simply relaxing in the peace and quiet of the surroundings.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/aicom 2025. Produced for Halls. REF: 1370179

A cosy snug/bedroom offers a lovely outlook over the rear gardens, while the beautiful sitting room features charming exposed beams and a striking sandstone and brick inglenook fireplace housing a log-burning stove, ideal for cosy evenings in.

The breakfast kitchen is a sociable and well-appointed space, fitted with a range of units, and provides a welcoming hub to the home. The ground floor also benefits from a guest WC and a practical utility room.

Upstairs, the first floor offers two spacious double bedrooms and a family bathroom.



Approximate Area = 1380 sq ft / 128.2 sq m
Outbuilding = 122 sq ft / 11.3 sq m
Total = 1502 sq ft / 139.5 sq m
For identification only - Not to scale





OUTSIDE

Externally, a gated entrance opens onto a generous gravelled driveway, offering ample parking. The cottage is set within large, mature gardens extending to approximately 0.3 acres, a true highlight of the property. These include flowing lawns, a superb patio entertaining area ideal for alfresco dining, and well-stocked raised beds and borders. A variety of mature trees, including fruit trees, provide both beauty and privacy.

A particularly useful feature is the former pig sty, currently used as a freezer room, offering excellent additional storage or potential for alternative uses.

This wonderful home will undoubtedly appeal to garden enthusiasts and those seeking a peaceful lifestyle in a charming countryside setting.

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

Mains water and electricity are understood to be connected. Drainage is a septic tank. Oil fired central heating system. 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 – C



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.



