



NEW COTTAGE FARM

RODEFERN LANE | MONTFORD BRIDGE | SHREWSBURY | SY4 1AT





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Shrewsbury 7 miles | Telford 22 miles
(all mileages are approximate)

AN ATTRACTIVELY PRESENTED AND NEATLY APPOINTED DETACHED
COUNTRY COTTAGE, OFFERING A WONDERFUL LIVING ENVIRONMENT,
SET WITH LARGE GARDENS EXTENDING TO APPROX 0.35 ACRES.

Convenient and pretty rural location
Superb family living environment
Well presented and neatly appointed
Large driveway parking area
Fantastic gardens adjoining farmland



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, proceed to Montford Bridge. Continue through the village and at the junction with the A5, turn right towards Oswestry. Proceed along, taking the right turn onto Rodefern Lane and the property will be found after a short distance on the right hand side.

SITUATION

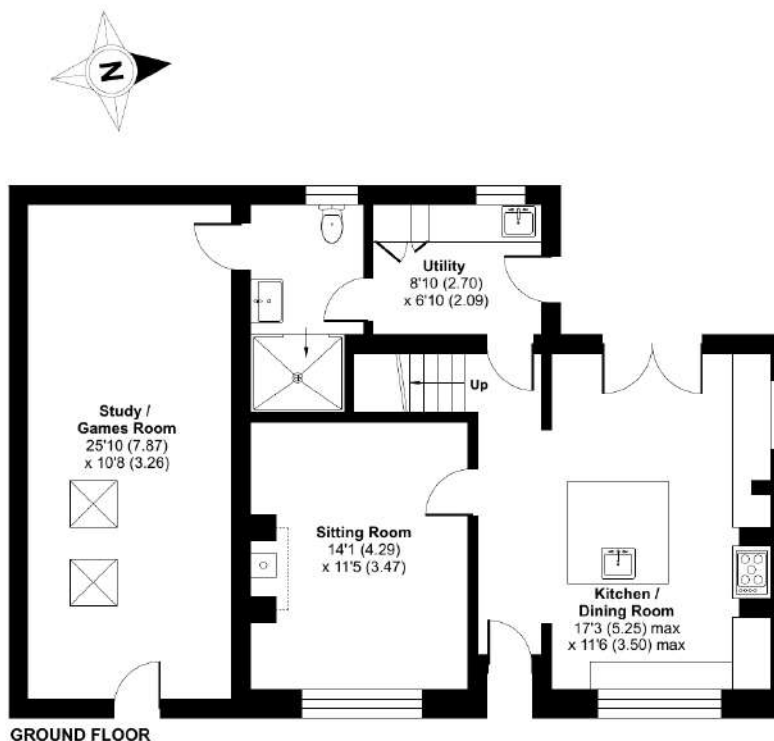
The property is only a short distance from the popular village of Nesscliffe, which provides a pub/restaurant, primary school, village hall and petrol station with convenience store. Alternatively, Shrewsbury is very accessible, by car with the A5 commuter route linking directly through to the M54 motorway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

PROPERTY

A most appealing detached country cottage in a delightful semi-rural setting.

New Cottage Farm is an extremely attractive detached country cottage, enjoying a semi-rural yet highly convenient location with excellent access to the A5 and wider transport links. The property has been the subject of comprehensive and sympathetic improvements in recent years, creating a superb family home combining character features with modern comforts.

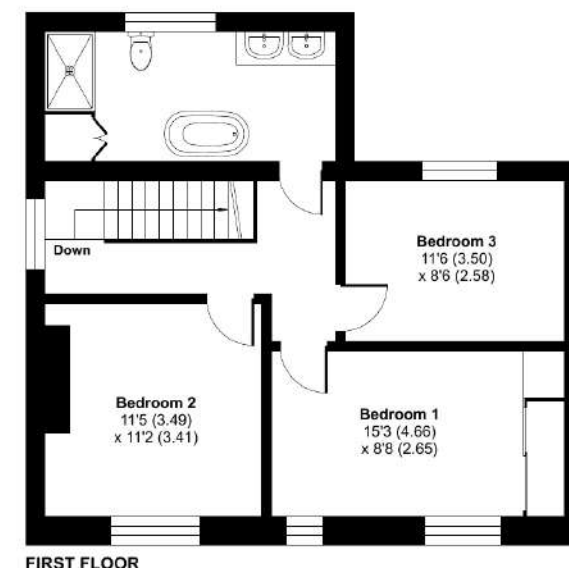
The ground floor offers a beautifully presented and versatile layout. The spacious kitchen is fitted with an excellent range of units topped with oak wood block work surfaces, complemented by attractive exposed brickwork and a feature central island with additional storage and a breakfast bar. Bi-folding doors open directly onto the rear patio and extensive lawns beyond, creating a wonderful flow between indoor and outdoor living.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1374291

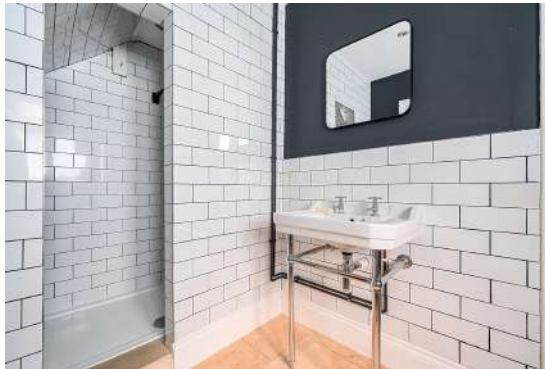
The charming living room features parquet flooring and an inglenook fireplace housing a Burley Hollywell log-burning stove, adding warmth and character. Additional ground floor accommodation includes a utility room with matching units and oak worktops, a contemporary shower room, and a generous family room/studio, offering superb flexibility for use as a home office, hobbies room, or potential annexe accommodation (subject to any necessary consents).

Approximate Area = 1494 sq ft / 138.7 sq m
For identification only - Not to scale



To the first floor are three well-proportioned bedrooms, all served by a stylish family bathroom featuring his and hers wash hand basins, a freestanding bath, and a separate shower cubicle.





OUTSIDE

The property is approached through a gated entrance leading to a large gravelled driveway providing ample parking, with space suitable for the erection of garaging (subject to planning).

GARDENS

The gardens are a particular feature, extending to approximately 0.35 acres, predominantly laid to lawn and bordered by farmland on two sides. A generous patio area provides an ideal setting for al fresco dining and entertaining in this peaceful countryside environment.

New Cottage Farm offers a rare opportunity to acquire a beautifully presented detached country home, blending charm, space, and convenience in an enviable semi-rural location.

GENERAL REMARKS

AGENTS NOTE - SOLAR PANELS

The property benefits from 4.68KW PV panels accompanied by a 3.68KW inverter and a 10KW/H Solar Edge Battery.

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 electric. Drainage is provided to a private 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 – D



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.



