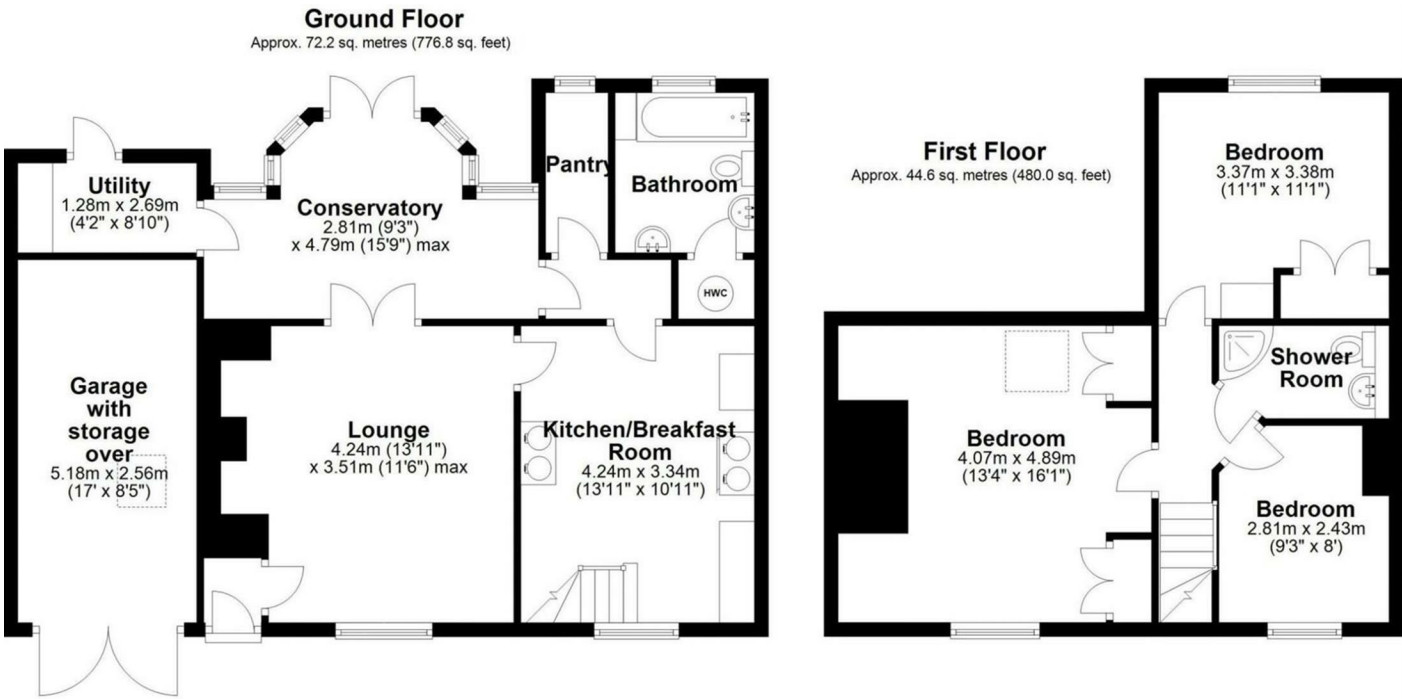


FOR SALE

Church Cottage, 3 Rushbury, Church Stretton, SY6 7EB



Total area: approx. 116.8 sq. metres (1256.8 sq. feet)



FOR SALE

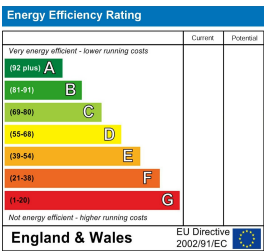
Offers Over £400,000

Church Cottage, 3 Rushbury, Church Stretton, SY6 7EB

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



A most charming and attractively presented Grade II Listed detached cottage, providing neatly appointed accommodation, positioned in a beautiful village location.



01743 236444

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



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MILEAGES: Church Stretton 4.7 miles, Ludlow 13.7 miles, Shrewsbury 17.9 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Sought after village locality
- Grade II Listed
- Wealth of charm and character
- Attractively proportioned rooms
- Extensively landscaped gardens
- Garage

DIRECTIONS
Continue out of Shrewsbury towards Bayston Hill on the A49 and follow the road towards Church Stretton until you get to the traffic lights at Crossways. Turn left onto Sandford Avenue (B4371) and follow the road for 3.7 miles before taking a right onto Darby Lane (just after The Plough Inn) and almost immediately left onto Rushbury Road. Follow the road into Rushbury and the property can be found on the right hand side opposite the church.

SITUATION
Church Stretton lies amidst the South Shropshire Hills midway between Shrewsbury (13 miles) and Ludlow (14 miles) along the A49 road. It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK. It is a really thriving community with societies, clubs, public houses and restaurants. It has a population of around 4,000 and being a popular market and tourist town it offers excellent shopping facilities including supermarkets, specialist shops, ladies and men’s fashion shops and banks. There are churches, excellent education and recreational facilities, the ‘Mayfair’ community centre together with good health care, bus and rail communications. Telford lies within easy commuting distance where the M54 gives easy access to the West Midlands and Birmingham.

DESCRIPTION
Church Cottage is a beautiful part timbered Grade II Listed detached cottage, offering an abundance of character. The property offers well proportioned rooms with the ground floor comprising a living room, with inglenook fireplace, breakfast kitchen, conservatory/dining room, utility room and ground floor bathroom. To the first floor, there are three bedrooms and a separate shower room. Outside, there is a generous amount of driveway parking, which also gives access to the attached garage. The gardens are extensively landscaped and comprise generous flagged patio seating areas, together with a number of raised beds and borders, containing a variety of different specimen shrubs and plants.

ACCOMMODATION
A panelled solid oak entrance door leads into:-

ENTRANCE VESTIBULE
With attractive tiled floor and door to:-

LIVING ROOM
13'10" x 11'6"
With delightful exposed beams, feature inglenook fireplace housing a log burning stove (which also provides the first floor central heating). Window with lovely aspect towards village church, twin glazed french doors through to conservatory and door to:-

BREAKFAST KITCHEN
13'10" x 10'11"
Providing an attractive range of base level units, comprising cupboards and drawers, with granite work surface and housing a Belfast sink unit with mixer tap over. Integrated dishwasher, part tiled walls and tiled splash. Twin ring Cooksirt electric hob unit. Feature Rayburn with twin hot plate and double oven (oil fired and powers the ground floor central heating system). Beamed ceiling. With staircase rising to first floor and door to:-

INNER HALL
With tiled floor, feature walk in pantry cupboard with fitted shelving and doors off and to:-

CONSERVATORY
9'2" x 15'8"
With tiled floor, wrap around double glazed windows and Polycarbonate roof, twin glazed french doors to rear garden, radiator and bespoke arch door to:-

UTILITY
4'2" x 8'9"
With tiled floor, fitted worktop with base level storage drawers, space and plumbing for washing machine, space for tumble dryer, panelled door to rear garden.

BATHROOM
Tiled floor and providing a white suite comprising low level WC, bidet, tile panelled deep fill bath, pedestal wash hand basin. Built in airing cupboard with insulated hot water cylinder, fully tiled walls. Wall mounted heated towel rail.

FIRST FLOOR LANDING
With beamed ceiling, doors off and to:-

BEDROOM ONE
13'4" x 16'0"
Beautifully natural well lit room with dual aspect windows towards the village church and over fields with hills to the rear. Twin fitted double wardrobes.

BEDROOM TWO
11'0" x 11'1"
With access to loft space, built in double wardrobe with adjoining dressing table, lovely aspect over fields and hills.

BEDROOM THREE
9'2" 7'11"
With period fireplace and outlook towards village church.

SHOWER ROOM
Tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, corner shower cubicle with mains fed shower with inset tiling and sliding splash screen, wall mounted heated towel rail, part tiled walls and extractor fan.

OUTSIDE
The property is approached over a patterned concrete driveway which provides a generous amount of parking for numerous vehicles, whilst also giving vehicular access to the attached garage.

GARAGE
16'11" x 8'4"
Twin timber entrance doors, power and light points together with a loft boarded storage area.

THE GARDENS
To the front, the gardens offer some well stocked raised shrubbery beds and borders, whilst also offering space for outdoor seating and numerous potted plants. Timber gate then leads to a number of deep raised borders flanked by established hedgerows and shrubbery beds and borders. Also positioned to the side, is an Indian sandstone patio seating area. Steps lead down to the rear, where further extensively landscaped patio gardens can be found, providing a number of seating areas together with further shrubbery beds and borders and room for potted plants. Summer house. External double power socket and cold water tap.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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.

COINCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.