



FOR SALE

THE OLD SMITHY
ROWTON | SHROPSHIRE

Offers In The Region Of £600,000 Freehold



PRESTIGE
BY MANNLEYS



PRESTIGE

BY MANNLEYS

"The Old Smithy" offers versatile family living spaces, featuring on the ground floor an inviting entrance hallway, a cozy sitting room with a log-burning stove, a charming breakfast kitchen, a spacious living/dining room with log-burning stove and French doors opening onto the gardens, a convenient utility room, and a ground floor shower room. Upstairs, you'll find the main bedroom complete with a wc/dressing room, two additional double bedrooms, and a family bathroom.

Nestled in a picturesque village setting, "The Old Smithy" provides a tranquil lifestyle while remaining conveniently close to essential amenities. Crudgington Primary School is a mere 1.46 miles away, with the option of High Ercall Primary accessible via a nearby bus service. Wellington Train Station and supermarkets are within a 5-mile radius, while the M54 motorway lies just 6 miles from the property, ensuring seamless connectivity to major routes.





FEATURES

- Stunning Detached Cottage with Superb Plot
- Highly Sought After Rural Location with Great Road Links
- Lovely Established Gardens
- Garage/Workshop & Wood Shed & Store Shed
- Two Reception Rooms & Breakfast Kitchen
- Ground Floor Shower Room & Utility
- Three Good Sized Bedrooms & Family Bathroom
- Solar Panels with Battery Storage
- Viewing Essential



PRESTIGE

BY MANNLEYS

Step into the expansive rear garden, a haven for outdoor enthusiasts. Delight in the generous lawn area enclosed by secure fencing, complemented by two inviting patio spaces perfect for summer gatherings. A pathway leads to the front entrance gate, amidst raised planting beds and a variety of fruit trees, ideal for gardening pursuits. With the added convenience of greenhouses and a potting shed, maintaining this garden retreat is effortless thanks to an integrated watering system.

Formerly the Blacksmith's Stables, the barn/garage offers abundant storage space and houses a solar panel system with battery storage. Complete with electricity points, lighting, windows, double doors to the side, and a velux roof window, this versatile space adds functionality and practicality to the property. It is worth noting that although the current EPC shows a low rating the property has modern energy efficient electric heating and these couple with the solar system that has battery storage and two log-burning stoves.

Don't let the opportunity slip away to make "The Old Smithy" your new home, where timeless charm harmonises with modern comforts in a serene countryside setting.

Schedule a viewing today and embark on a journey through history and homeliness.





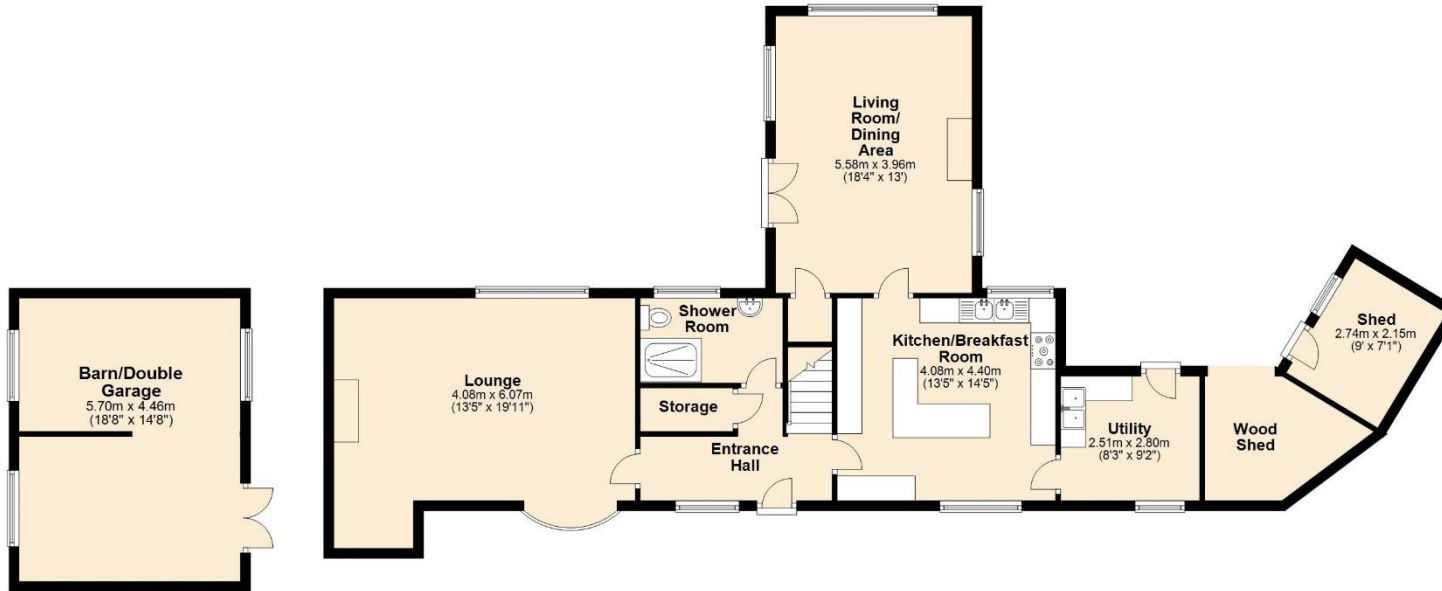






Ground Floor

Approx. 128.5 sq. metres (1383.1 sq. feet)



First Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 192.4 sq. metres (2071.3 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.



PRESTIGE

BY MANNLEYS

23a Market Street, Wellington, Telford, TF1 1DT
01952 245064 • prestige@mannleysproperty.co.uk
mannleysproperty.co.uk