



Manor Cottage
High Street, Albrighton

£720,000
EPC C



Manor Cottage

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This is without doubt a wonderful and rare opportunity to acquire a stunning period cottage conveniently located on the High Street of this popular and sought after Village. Albrighton offers a fine array of local amenities to include a range of shops, a variety of restaurants, public houses, and coffee shops, two local schools and excellent transport links including its own rail station. All combining to make this a truly lovely place in which to reside. Manor Cottage is an appealing period home which oozes character and charm, with the lovely feel of a bygone era, the charming accommodation on offer comprises, a welcoming Reception Hall with a quarry tile floor, a feature staircase to the first floor and access to the cellar. Elegant Living Room having parquet flooring, a coved ceiling, two radiators, a decorative feature fireplace with a multi-fuel burner and folding doors, which lead to a wonderful Conservatory with lantern ceiling, laminate flooring, windows on three sides giving views and access to the beautiful and mature rear garden. Study/Sitting Room having French doors to the rear garden, ceiling lantern, fitted shelving and storage cupboards. Superb Kitchen/Dining Room with shuttered windows to the front. The Kitchen has a range of fitted base and wall cupboards, plenty of worksurfaces, a one and a half bowl sink and drainer, tiled splash backs, an integral fridge, plumbing for a dishwasher, a gas fired "AGA" and a very useful "Island unit with a "Bosch" ceramic hob, built in oven, recessed lighting, and a pendant light. The Dining Area has wood strip flooring, a decorative feature fireplace with built in storage cupboards, a picture rail and two radiators. Utility Room having fitted base and wall units, Belfast Sink, plumbing for an automatic washer, laminate flooring, worksurfaces with tiled splash backs and an exterior door to the front. Boot Room/ W.c with laminate flooring, circular wash basin with a range of storage below, radiator and ceiling light point.



A staircase from the reception hall leads down to the cellar with raised shelving and fluorescent lighting. The feature staircase rises from the hall to a lovely L shaped landing having a radiator and light tunnel. Bedroom One having twin windows to the front, a range of fitted wardrobes, an impressive beamed and raftered ceiling light point, three wall light points and a radiator. En suite Shower Room having a suite comprising a heated towel rail, shower cubicle, W.c., Bidet, twin Wash basins with storage below, ceiling light point and tiled splash backs. Bedroom Two with windows to the front and side, a beamed ceiling radiator wall light and En-suite shower room having a W.c. a wash hand basin, shower cubicle, heated towel rail, ceiling light point and part tile walling. Bedroom Three having a window to the front and side, radiator, and ceiling light point. Bedroom Four being south facing, having a ceiling light point and radiator. Family Bathroom comprising a panel bath, shower cubicle, pedestal wash basin, W.c, tiled splash backs, ceiling light point and a heated towel rail. Outside the property can be found, a most beautiful mature garden with a paved patio, decorative walling, a shaped lawn, well stocked flower beds and borders a summerhouse wood store and garden store. There is workshop with which houses a "Worcester" gas fired boiler, has tile flooring and a sink, a personnel door leading to the garage with a powered up and over door, light, and power. The property also benefits from fourteen solar panels. In conclusion if you are looking for a period style Home in a wonderful setting, take time to view Manor Cottage, it may be that dream home that you are looking for.





All measurements have been taken as a guide only and are not precise so floor plans are not to scale and whilst best efforts are made, accuracy cannot be guaranteed. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you are looking to fly your nest or need help finding a new one, we would be thrilled to help.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

