



**3 ORCHARD COTTAGES, STANWAY, RUSHBURY, SHROPSHIRE SY6 7EF**

**GUIDE PRICE £199,000**

**Wrights**  
Estate Agents  
Established 1972



### 3 ORCHARD COTTAGES, STANWAY, RUSHBURY, SHROPSHIRE, SY6 7EF

- CASH PURCHASERS ONLY.
- Cottage for complete renovation.
- Approximately a third of an acre of grounds.
- Perfect opportunity to re-develop to own requirements subject to appropriate planning permission.
- Wenlock Edge is approximately a mile away and is one of the scenic highlights of Shropshire, rightly included with the Shropshire Hills Area of Outstanding Natural Beauty.
- Ideally situated for outdoor pursuits—walking, cycling, and horse riding, etc.
- NO UPWARD CHAIN

VIEWINGS are strictly by appointment only and will be block booked. The property requires complete renovation and can be re-styled to suit the buyer's own tastes and requirements.

The village of Rushbury is nearby with St. Peter Church and Rushbury CofE primary school. Just beyond is the village of Wall-under-Heywood with a pop up pub and large village hall with recreation fields and tennis court.

3 Orchard Cottages adjoins the South Shropshire Hills and Wenlock Edge. It is set in an area of outstanding natural beauty (ANOB), that is loved by walkers, cyclists, horse riders, and nature lovers.

- ♦ **Rushbury 1.5 miles**
- ♦ **Church Stretton 6.5 Miles**
- ♦ **Shrewsbury 20 Miles**
- ♦ **Ludlow 15 Miles**

**\*Approximate distances \***

**Potentially three bedrooms**

**3 x** 

**Potentially two reception rooms**

**2 x** 

**Potentially family bathroom and en suite facility.**

**1 x** 

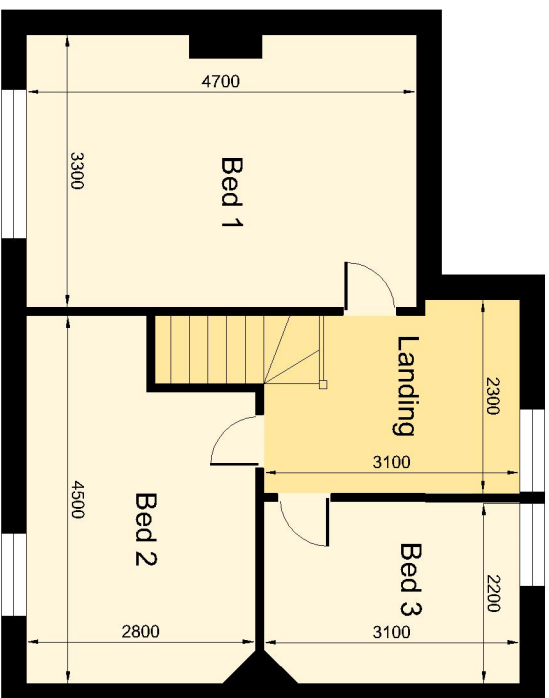
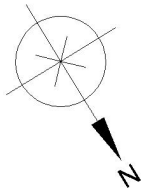




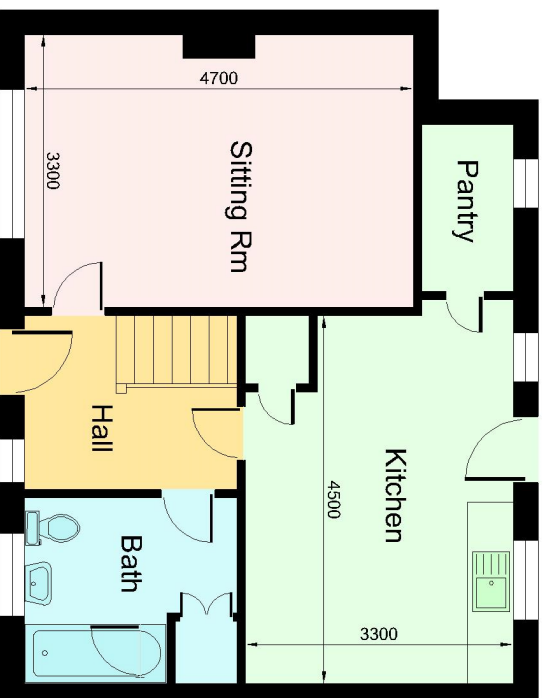
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Floor Plan



Ground Floor

Total House Floor Area 86 Sq m (925 Sq ft )

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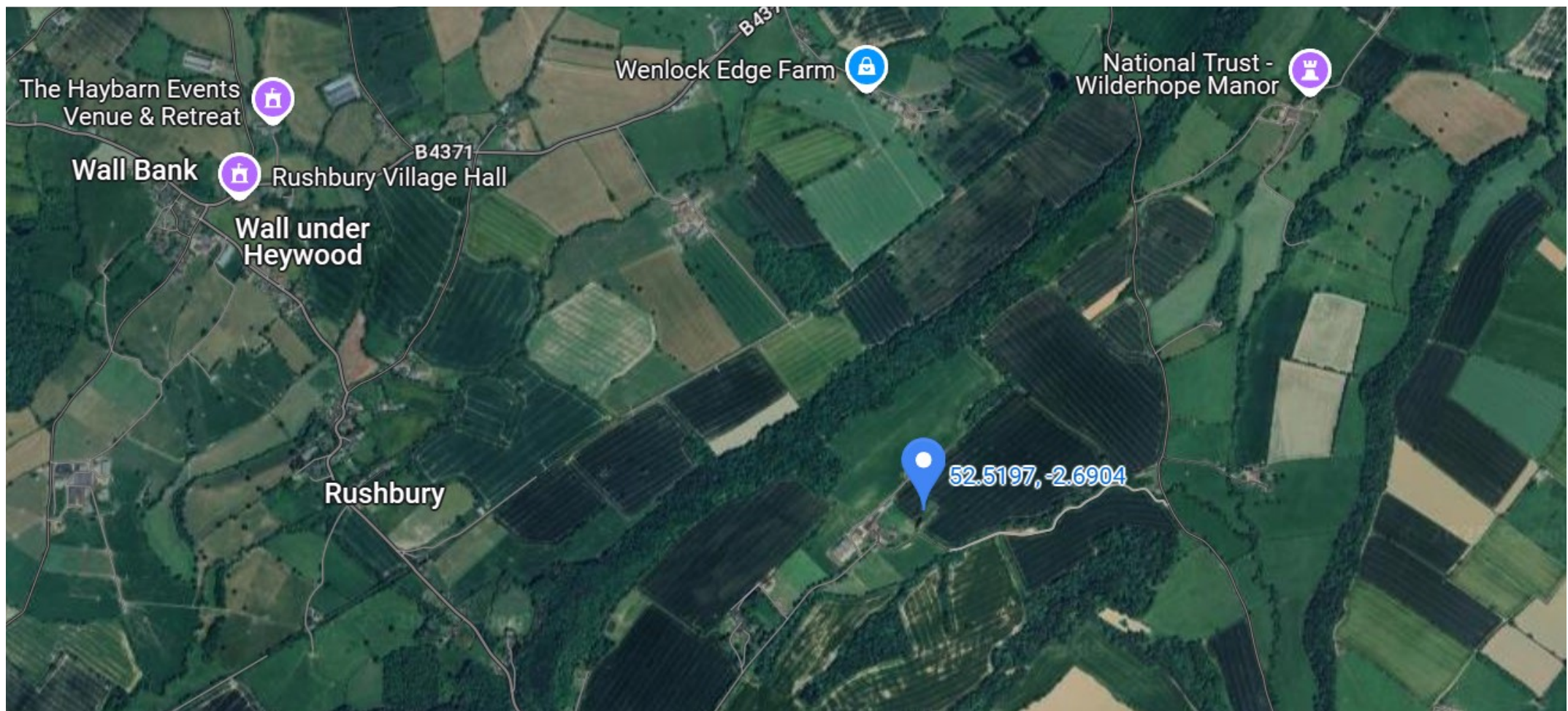
3 Orchard Cottage  
Stanway  
Church Stretton  
SY6 7EF

**SERVICES** We understand that mains electricity is connected, septic tank drainage, and water is provided by private bore hole/spring but this will need to be confirmed.

**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237  
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.  
Email: [sales@wrightschurchstretton.co.uk](mailto:sales@wrightschurchstretton.co.uk)

**FINANCE SUPPORT** We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

**IMPORTANT NOTICE:** Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.



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