



Stone House, Evenwood, Cound, Shrewsbury  
Shropshire SY5 6BE

G HERBERT  
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## Stone House, Evenwood, Cound, Shrewsbury Shropshire SY5 6BE

**Lot 1.** Four bedroom detached property with garage and stable block, 3.54 acres in all, in beautiful rural location

**Lot 2** 3.59 Acres level pasture in two paddocks

Approximate Distance in Miles  
Shrewsbury 9 \* Bridgnorth 14.5 \* Telford 11  
Birmingham 46.5 \* Jct 6 M54 12

### Situation

Stone House is located within the scattered Hamlet of Coundmoor. The property lies between the popular villages of Kenley, Acton Burnell and Cound. The County town of Shrewsbury is located 9 miles to the northwest. Telford and the M54 are 10 miles to the north east. Much Wenlock is around 6 miles to the south east.

### Description

Stone House has been in the current family ownership for 50 years and offers an unusual opportunity to purchase a very attractive unspoilt country smallholding which provides scope for improvement and enlargement. The property includes useful outbuildings, lovely gardens and gently sloping pasture with super views over its own land to the south west.

The property is a delightful traditionally constructed stone cottage with later rendered brick additions under a pitched tiled roof. The property benefits from oil fired central heating along with an oil fired Rayburn in the kitchen.

A covered porch shelters the front door, which leads into the **Entrance Hall**. A further door leads to:-

**Breakfast Kitchen** which is wonderfully light with bay window and room for a dining and snug areas. There are fitted kitchen cupboards and shelves with sink. There is also a newly fitted ceramic hob and Logic double oven. Providing a focal point and background warmth is an oil fired Rayburn cooker.

**Utility Room** with useful range of fitted cupboards and drawers and Belfast sink, timber stable rear entrance door.

**Middle Hall** with staircase to the first floor and understairs storage.

**Sitting Room** with beamed ceiling, exposed stone wall with inglenook fireplace and wood burning stove. French doors to garden and full height sash window.

**Dining Room** with cast iron fireplace and full height sash window.

**Ground Floor Shower Room** with shower cubicle, mains shower, wash basin & W.C.

On the first floor a spacious **Central Landing** gives access to **four bedrooms**, two with extensive views to the south west and a third benefiting from fitted wardrobes, desk and shelving.

**Bathroom** with panelled bath, wash basin and W.C. A sliding door provides access to a walk in airing cupboard with hot water cylinder and access to under eaves storage.

### Gardens

The property benefits from extensive wrap around gardens which extend to 1.31 acres and include lawned areas, woodland garden areas and tarmac parking area.

### Outbuildings

**Stables** located behind the house are two traditionally constructed stables with concrete floors.

**Former Cow Shed/Barn** Lying a short distance from the house is a concrete block under asbestos roof former cowshed and dairy which has been converted into a garage and storage with concrete floor.

### The Paddocks

The property has three gently sloping paddocks which lie to the front and side of the house. The largest paddock has the drive as its boundary whilst the two smaller paddocks both have separate roadside access. The paddocks are bordered with mature hedging with some Oak trees.

The land is classified as Grade 3 on the Provisional land Classification maps of England & Wales. The soil type is of the Clifton series which is described as a slowly permeable seasonally waterlogged reddish fine and coarse loamy soil suitable for cereals and grassland.

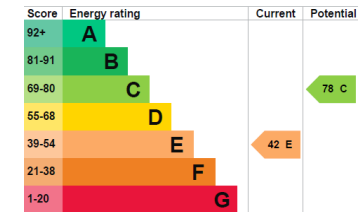
## GENERAL INFORMATION

**Tenure** The property is Freehold with vacant possession.

### Services

Mains electricity and water. Oil fired central heating & Rayburn. Private Drainage.

### Energy Performance



### Local Authority

Shropshire County Council [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

### Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

### Rights of Way, Easements & Boundaries

The property is crossed by an overhead electricity line for which an annual wayleave payment is received.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

### Directions

**What3words** [///conqueror.scar.bogus](https://www.what3words.com/conqueror.scar.bogus) or Google Maps (52.614460, -2.664891) takes you to the gate way of this property





Yellow and blue lines for ID purposes only







# Evenwood, Count, Shrewsbury, SY5

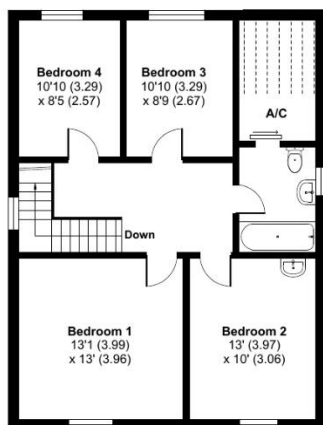
Approximate Area = 1644 sq ft / 152.7 sq m (excludes airing cupboard)

Garage = 755 sq ft / 70.1 sq m

Outbuildings = 460 sq ft / 42.7 sq m

Total = 2859 sq ft / 265.5 sq m

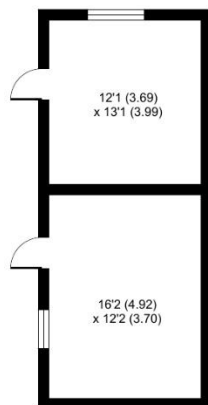
For identification only - Not to scale



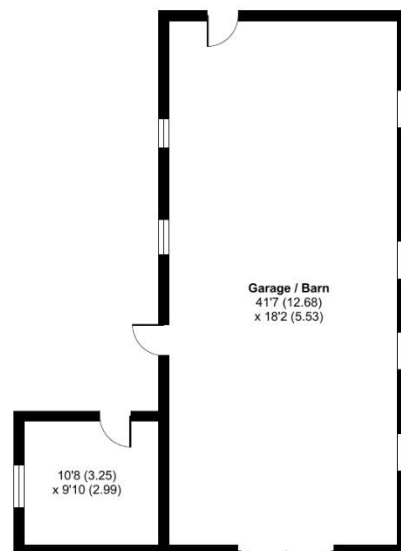
FIRST FLOOR



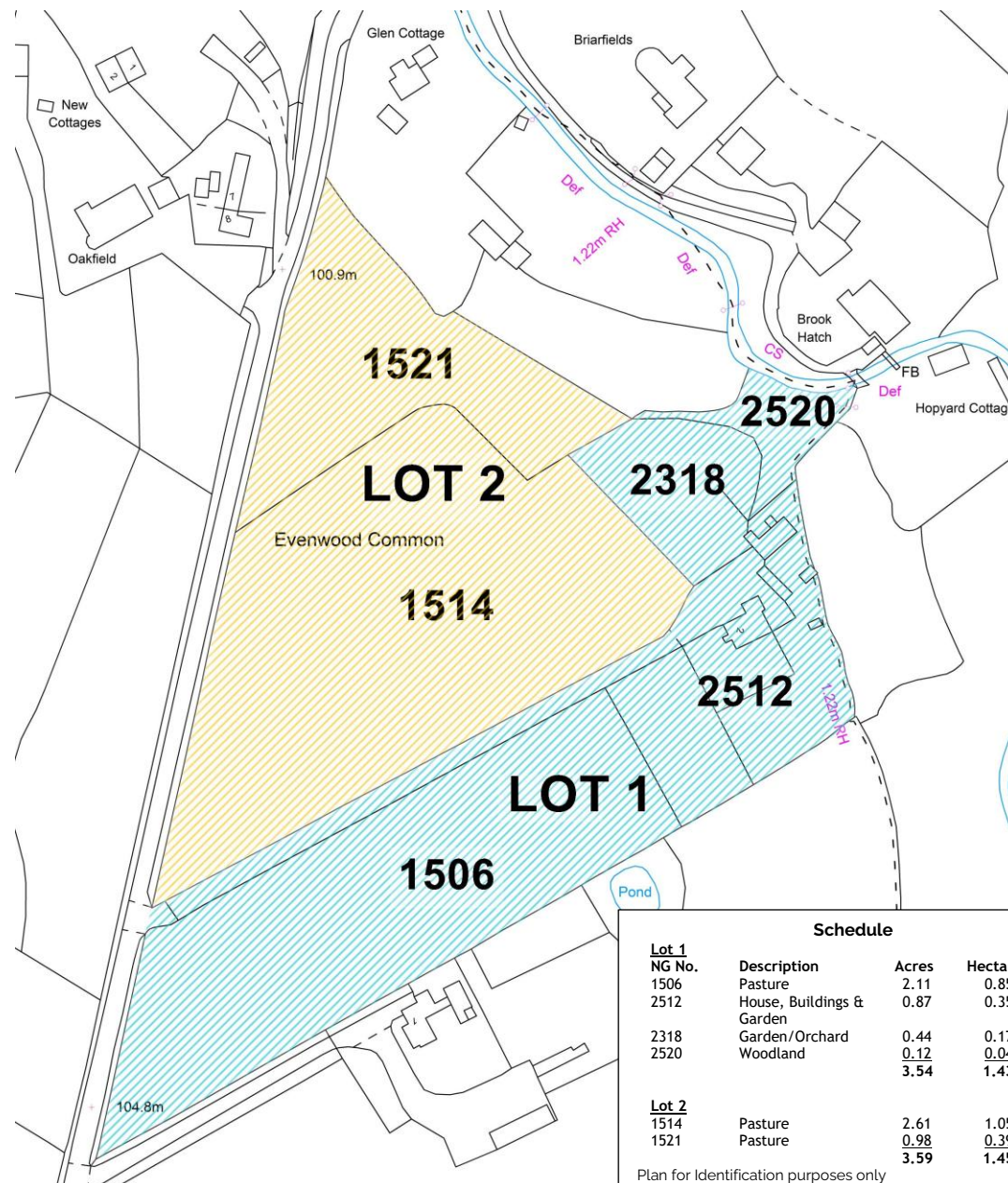
GROUND FLOOR



OUTBUILDING / STABLES



GARAGE / OUTBUILDING 3



Schedule				
<u>Lot 1</u>				
NG No.	Description	Acres	Hectares	
1506	Pasture	2.11	0.853	
2512	House, Buildings & Garden	0.87	0.352	
2318	Garden/Orchard	0.44	0.179	
2520	Woodland	<u>0.12</u>	<u>0.049</u>	
		3.54	1.433	
<u>Lot 2</u>				
1514	Pasture	2.61	1.057	
1521	Pasture	<u>0.98</u>	<u>0.395</u>	
		3.59	1.452	
Plan for Identification purposes only				

Plan for Identification purposes only

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for G Herbert Banks LLP. REF: 1289341

## G HERBERT BANKS

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