



- Ideal Private Equestrian Property
- Spacious Semi Detached Three Bedroom Cottage
- Three Stables, Foaling Box, Tack / Feed Room and Hay Barn, Garage and Workshop
- Paddock Grazing Land, Gardens and Large Driveway with Ample Parking Space
- Approx. 2 Acres In All



GENERAL AND SITUATION

Approximate Distances:

Craven Arms 3.5 miles • Church Stretton 5 miles • Ludlow 11 miles • Shrewsbury 18 miles

A well presented and much improved three bedroom semi detached cottage set in approx. 2 acres, with multiple vehicle parking, formal gardens and equestrian facilities including four stables, tack / feed room, hay store and paddock grazing.

The property is located in the sought after village of Felhampton and has beautiful views over the adjoining countryside. The property is within easy reach of Church Stretton where there is a wide range of amenities including shops, restaurants, schooling, etc., together with good bus and rail services.

The property has been utilised as a family home for the vendors and their horses and dogs and is now for sale due to a downsize and relocation.

THE RESIDENCE

A semi detached cottage benefitting from double glazing and oil fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered at the front via an entrance door leading into the **Entrance Hall** with tiled flooring and windows to either side.

A latch door leads into the **Living Room** with window to the front, exposed brick fireplace with hearth, chimney breast and log burner. Exposed ceiling beams and spotlighting, door to:

Kitchen / Dining Room with window to side, fitted range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap, space for fridge / freezer, Stoves Range style cooker with five ring LPG gas hob, electric oven and grills, extractor over, integrated dishwasher, stairs to first floor, door to outside, tiled flooring, two skylights and spotlighting, central island with rolled edge worksurfaces. Opening to **Rear Hallway** with tiled flooring and doors to:

Lounge Area with window to side, brick fireplace with brick hearth, exposed brick chimney breast and log burner.

Utility Room with tiled flooring, window to rear, central heating boiler, range of base units, single drainer stainless steel sink unit, plumbing for washing machine.

Ground Floor Shower Room with window to rear, wash hand basin, WC and shower cubicle, quarry tiled floor, tiled walls, access to loft space above.





First Floor

Landing with window to side and doors to:

Bedroom One incorporating **Dressing Area** with built-in wardrobes to one wall, steps lead down to **Bedroom Area** with window to rear, skylight, exposed ceiling beams. NB some sloping ceilings.

Bedrooms Two and Three both with windows to the front.

Family Bathroom with window to rear, rolled edge claw foot, freestanding bath, wash hand basin, WC and double shower cubicle, wooden flooring, part tiled walls / splashbacks, extractor, airing cupboard.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a private driveway. There are formal gardens to the front and side of the residence including lawns, trees and shrub borders and the driveway is suitable for multiple vehicles.

The Equestrian Facilities include:

Open Hay Barn 12'3 x 11'9 (about 3.7m x 3.6m)

Three Adjoining Stables each 12'6 x 11'9 (about 3.8m x 3.6m) and **Foaling Box** 18' x 13'9 (about 5.5m x 4.2m)



The Stable Yard benefits from power and lighting.

Attached Garage with up and over door

Further Workshop / Single Garage with pedestrian door

The **Grazing Land** is level to gently sloping and is divided into two main fields with post and rail fenced / hedge boundaries.

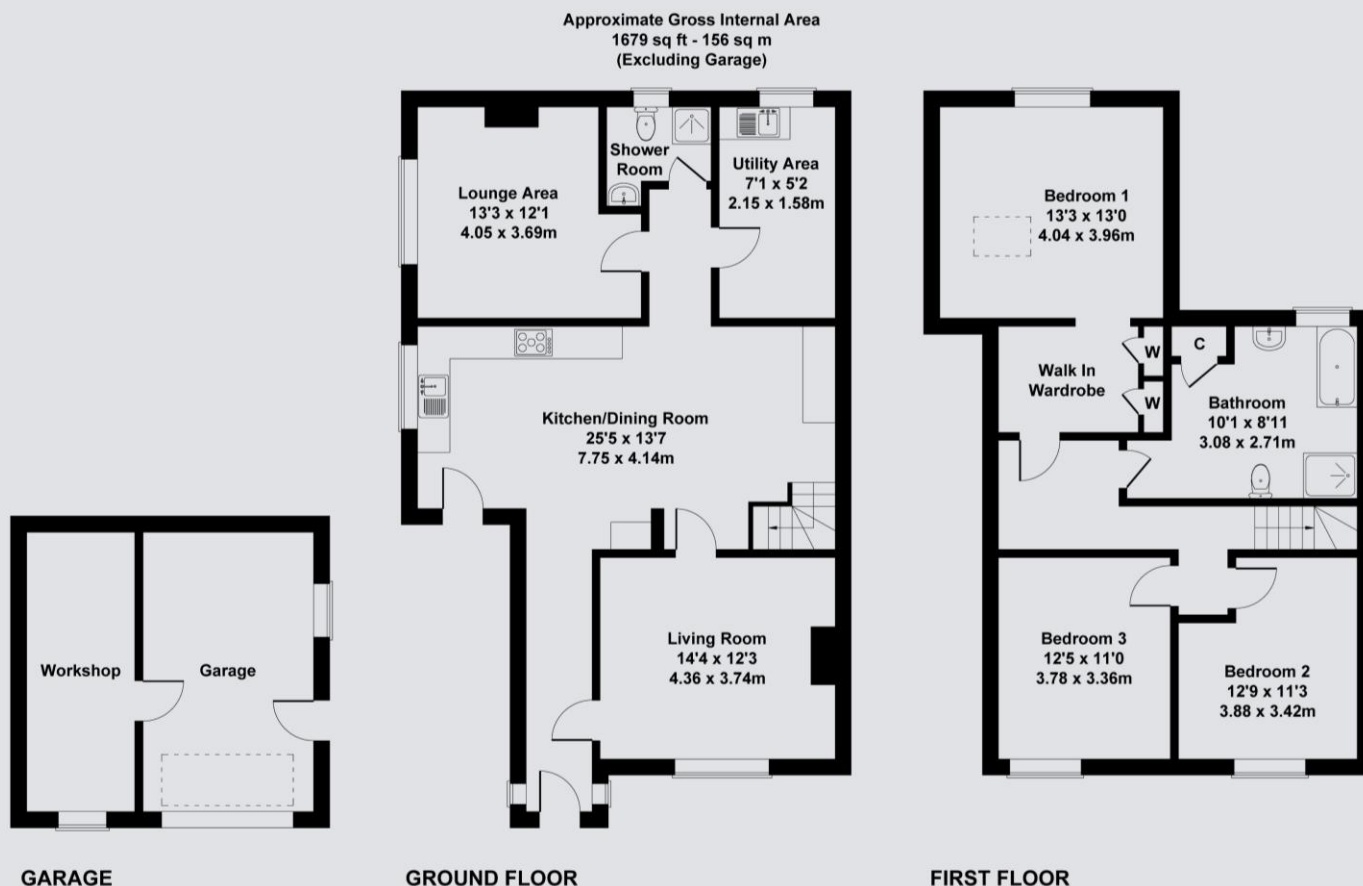


IN ALL APPROX. 2 ACRES
(About 0.8 Hectares)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SHROPSHIRE COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** C

DIRECTIONS

From Ludlow proceed along the A49 into Felhampton via Craven Arms. Take a left turn off the A49 after Gates Lane and the driveway to Field View is the first on the right-hand side, identified by the Rural Scene For Sale Board.

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Rural Scene have visited **Field View** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

