







**Avon House Weston Lullingfields, Shrewsbury, SY4 2AW**  
**Offers In The Region Of £450,000**

A detached period country cottage of immense charm and character with scope for renovation, and extension (subject to necessary planning consent), set in a unique, idyllic countryside location with lovely gardens and paddock, extending to approximately 1.12 acres or thereabouts. Situated in the heart of a stunning, unspoilt and private location, yet within easy commuting distance of Baschurch, Shrewsbury, Ellesmere, Oswestry and the Welsh Border.



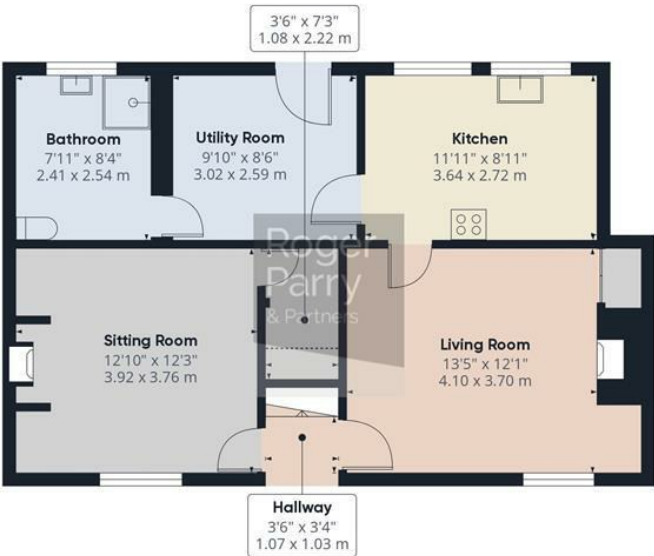








Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

988.23 ft<sup>2</sup>  
91.81 m<sup>2</sup>

Reduced headroom

5.94 ft<sup>2</sup>  
0.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The property occupies a delightful countryside position, on the outskirts of the village of Weston Lullingfields and enjoys views over the surrounding countryside and hills in the distance. The property is located approximately 3 miles from the large village of Baschurch which has a comprehensive range of local amenities and being approximately 11 miles from the county town of Shrewsbury.

**Entrance Hall**

With wooden entrance door leading into Entrance Hall with Quarry tiled flooring and doors providing access to both reception rooms, stairs leading to landing and 2 first floor bedrooms.

**Sitting Room**

With radiator, deep understairs storage cupboard, exposed ceiling timbers, uPVC double glazed window to front, feature inglenook style fire place with brick surround on tiled hearth with log burner.

**Living Room**

With uPVC double glazed window to front, exposed ceiling timbers, door leading to storage cupboard with central heating boiler, radiator and feature inglenook style fire place with brick & sandstone surround on tiled hearth with Parkray Stove. Door leading into;

**Kitchen**

With single drainer sink unit and taps set into work surface, two windows overlooking the rear garden, radiator. The kitchen comprises of fitted base units, open shelving and ample space for appliances including fridge, cooker and washing machine. Door providing access to;

**Rear Hall**

With ample wall shelving, space for chest freezer and door leading to rear garden.

**Shower Room**

A spacious room fitted with Wc, wash hand basin and shower base with tiled surround. Window to rear.

Stairs rise from Entrance Hall to first floor landing with radiator, exposed ceiling timber, window to the front elevation and door in to:

**Bedroom**

Spacious and airy with radiator, alcove with fitted shelving and two windows to the front providing far-reaching and stunning views over lovely countryside beyond.

**Bedroom**

With radiator, exposed ceiling timbers and window with delightful views of the garden and open countryside beyond

**Outside**

The property occupies a delightful countryside position, located down a quiet shared lane which provides access to Avon House. The property is set in a generous plot of approximately 1.12 acres or thereabouts. The gardens are mainly laid to the rear which comprise of lawn with pathways leading to mature shrub borders and a range of fruit trees. There is ample space for storage and the property currently benefits from a caravan and boat. From the garden, access is provided to the paddock which is enclosed with fencing and benefits from a wooden store too. We note we have been advised there are two well's located within the grounds, one in the garden and another in the paddock.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. The central heating is supplied by LPG. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 48 Mbps. We have been advised by the seller Broadband is currently being installed in the area (Freedom Fibre). Mobile Service: None/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

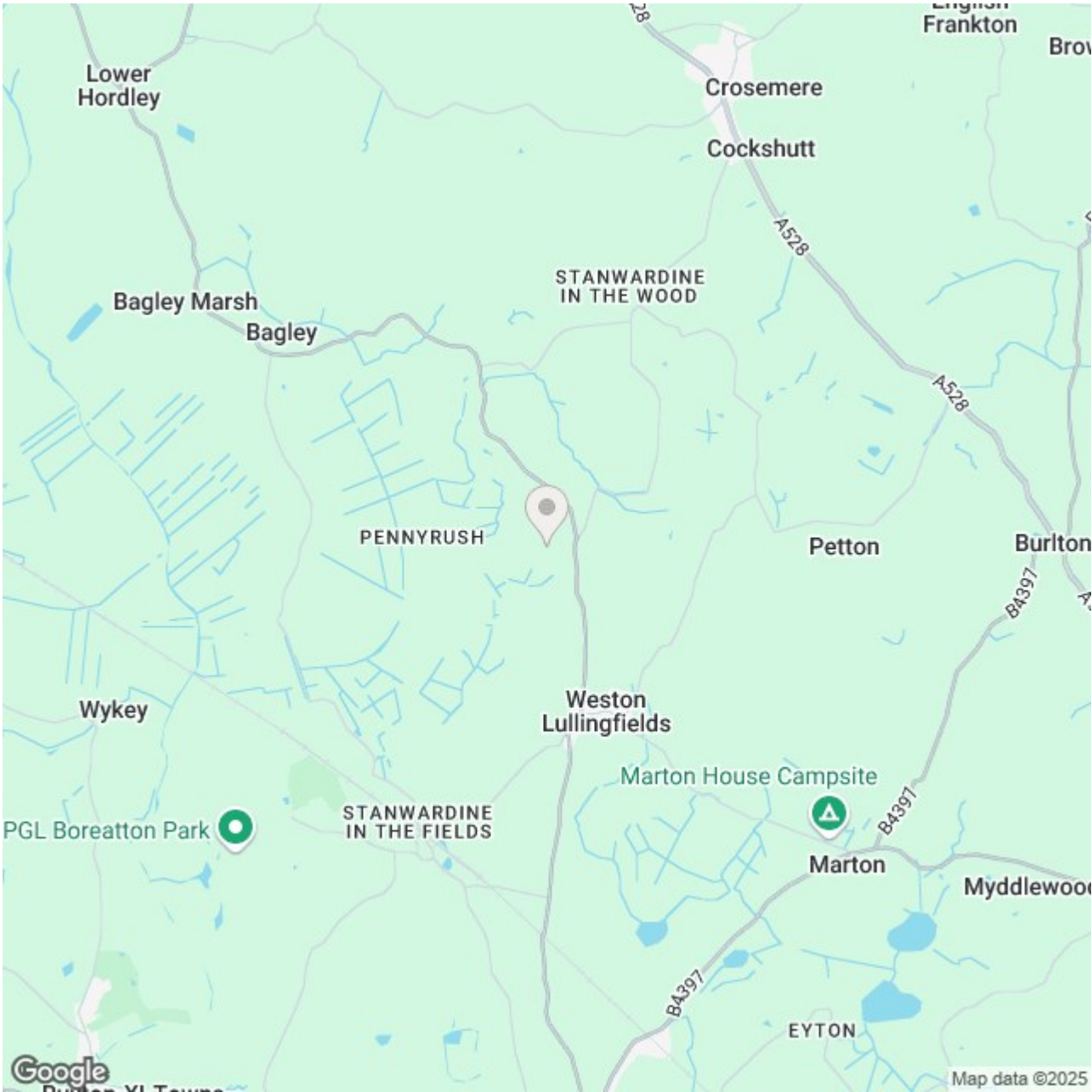
**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** D

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.