



Glen Cottage , Evenwood, Cound, Shrewsbury, Shropshire, SY5 6BE

£750,000

This unique, tastefully enlarged, 17th Century detached half timbered cottage with separate 1 bedroom annex, stands in around 2 acres of gardens, paddock with twin stables, garage and substantial garden room. Main accommodation includes: Dining Hall, 3 Reception Rooms, Quality Fitted Kitchen/Breakfast Room, Utility Room, 3 Double Bedrooms, Bathroom And Shower Room. Annex With Living Room, Kitchen, WC, Bedroom, Shower Room. All set in some of the finest countryside that Shropshire has to offer. Viewing Is Absolutely Essential.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched roof storm porch, double glazed entrance door.

Hall/Dining Room 15' 6" x 8' 2" (4.72m x 2.49m)

Tiled flooring, walls with feature stonework and timbers, exposed ceiling timbers, cast iron wood burning stove, column style radiator, archway with cabinet, bow window enjoying to the front, latch door to Study, door to Utility Room, staircase leads to First Floor Landing.

Kitchen/Breakfast Room 12' 9" x 11' 9" (3.88m x 3.58m)

Beautifully fitted with quality oak unit with granite worktops incorporating drainer and Belfast style sink, tiled splash backs, units include glass fronted display cabinets, plate rack, spice drawers and larder cupboards. Integrated fridge, dishwasher, Rangemaster cooking range with archway and filter hood above. Side window and French doors lead to garden, latch door to Living Room.

Living Room 17' 10" x 12' 10" (5.43m x 3.91m)

A delightful room with wealth of ceiling timbers, exposed brick fireplace with cast iron glass fronted stove inset, radiator, 2 side windows and wide French doors lead onto garden.

Study 12' 0" x 8' 7" (3.65m x 2.61m)

Exposed wall and ceiling timbers, bow window to the front, ornate column style radiator, arched doorway to Sitting Room.

Sitting Room 18' 1" x 9' 11" (5.51m x 3.02m)

Another beautiful room with vaulted ceiling with exposed timbers, tiled flooring, 2 ornate column radiators, 5 windows and double French doors overlooking garden.

Utility Room 11' 4" x 6' 9" (3.45m x 2.06m)

Tiled flooring, stable door to the side, range of units with solid wood work tops and Belfast style sink, wall mounted Worcester boiler supplying central heating and hot water.

Separate WC

Fitted with wash basin and WC, circular side window and bow window to the front, tiled flooring.

First Floor Landing

Exposed floor boards, radiator, window to the front, 2 useful built in cupboards.

Bedroom 1 13' 9" x 12' 10" (4.19m x 3.91m)

Replacement double glazed window overlooking garden, paddock and open countryside, column style radiator, range of solid wood wardrobes.

En Suite Shower Room

Fully tiled with enclosed shower cubicle, wash basin, heated towel rail.

Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m)

Replacement double glazed window overlooking garden, column style radiator, feature panelling.

Bedroom 3 12' 0" x 8' 9" (3.65m x 2.66m)

Exposed wall and ceiling timbers, radiator, window to the side.

Bathroom

Vaulted ceiling with exposed timbers, Victorian style roll top, claw foot bath with mixer tap and shower fitting, wash basin, WC, exposed floor boards, column style radiator, storage cupboard, window to the side.

Annexe

Entrance door.

Annex Hall

Staircase leading to First Floor.

Annexe Living Room 14' 1" x 13' 5" (4.29m x 4.09m)

Adams style fireplace, side window, storage heater.

Annexe Kitchen

A small Kitchen with units, work surface, sink unit, tiled surround, double glazed window.

Annexe WC

Wash basin, WC, storage heater, half tiled walls, radiator.

Annexe First Floor Bedroom 15' 10" x 9' 0" (4.82m x 2.74m)

Double glazed window enjoying fine views over grounds, range of built in cupboards, wardrobes and dressing table.

Annexe En Suite Shower Room

Shower cubicle, porthole window to the front.

Outside

The property is approached over a block paved driveway leading to forecourt providing ample parking. The garden to the front is laid to split level lawns with shrub borders and trees. Summer House. 5 bar gate leads to a continuation of the driveway opening up to an extensive parking area with circular planter.

Rear Garden

Approached onto a block paved patio with wrap around timber decking to the side, raised cobbled patios and brick wall retaining raised beds. The first area of garden is prepared for seeding in the Spring with fencing to one side and Garden Room., Beyond the parking area a further 5 bar gate leads to a concrete drive and hardstanding. There is a range of block and timber outbuildings including 2 stables, garage and wood store. A further gate leads to a grass paddock. To the right side of the property is woodland with the left hand boundary being flanked by the Mole Brook.

Garden Room

Fitted with sauna and large walk-in shower cubicle. This would make a perfect gym or bar/entertaining area.

Services

Mains water, septic tank, LPG. Fibre broadband to the property up to 350mbps good for working from home

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone 01743 248351



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guide to aid not an exact replication of the property. Plan produced using PlanUp Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Contact](#)

Energy performance certificate (EPC)

Dean Colton Chartered Energy Assessor 213 538	Energy rating E	Valid until 17 April 2024
		Certificate number 704-3036-0308-6643-7298

Property type	Detached house
Total floor area	169 square metres

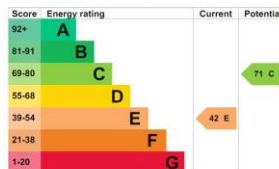
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [more about the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties) (<https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>) on the [government website](https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

The vendors have made substantial improvements since this EPC was carried out.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage