



FOR SALE

Guide Price £700,000

Park Cottage Weston Under Redcastle, Shrewsbury, Shropshire, SY4 5UZ

A delightful and spacious Listed Grade II Period Detached Country House set in wonderful gardens and grounds, together with a versatile barn and amenity paddock, whilst positioned on the fringe of a sought after village with views over farmland. IN ALL ABOUT 1.64 ACRES.





- Charming Period Country Residence
- Truly Individual Design
- Future Proof Layout
- Scope for Selective Improvement
- Wonderful Cottage Gardens/Grounds
- Versatile Barn with scope to Adapt (STPP)
- Pony Paddock - in all about 1.64 Acres

DIRECTIONS

From Shrewsbury take the A49 north passing through Hadnall and Preston Brockhurst. After about 3 miles turn right signposted for Weston under Redcastle. Continue up the bank and into the village passing the church on the right. Continue around the bend and the house will be seen as the last property on the right.

SITUATION

Park Cottage stands in the conservation village of Weston under Redcastle, renowned for its many fine properties and its golf course and country hotel. There is beautiful countryside surrounding the village including the Hawkstone Follies which provides lovely walks through the woods lying adjacent to the golf course. To the south of the village lies the historic and cultural town of Shrewsbury, which offers an extensive range of amenities to include shops, supermarkets, theatre and many other recreational and social facilities, together with a rail service linking to major cities such as Birmingham and beyond. Local amenities are also available at the market towns of Whitchurch and Wem, which also offer a range of shops, supermarkets, leisure facilities and rail services with links to London, Edinburgh and Manchester. Alternatively, commuters will find equally good access through to Telford and the M54 motorway which links to the M6 motorway.

DESCRIPTION

Park Cottage offers a unique opportunity in today's market to acquire such a beautiful country residence, being part "black and white" half timbered. The original cottage was extended many years ago and now provides particularly well proportioned accommodation. There is ample scope for prospective purchasers to further enhance the property depending on their own tastes and requirements. The layout enjoys a combination of traditional features, including exposed beams and fireplaces, together with more modern and naturally well lit rooms. The design of the ground floor allows for "future proof" living with the provision of the principal bedroom and en-suite bathroom.

Outside, the gardens are quite glorious and surround the cottage enjoying an abundance of colour and features. Adjacent to the gardens there is a grassed orchard with a secondary vehicle access, together with a very useful traditional barn, which offers scope for multiple uses including workshop, stabling, stores or conversion to granny annex/holiday let/home office suite - subject to the necessary planning consents.

The land lies predominantly to the rear, where there is a lovely amenity paddock which is quite manageable and will no doubt be of interest to equestrians, but would also be useful for general amenity purposes.

IN ALL ABOUT 1.64 ACRES.

RECEPTION HALL

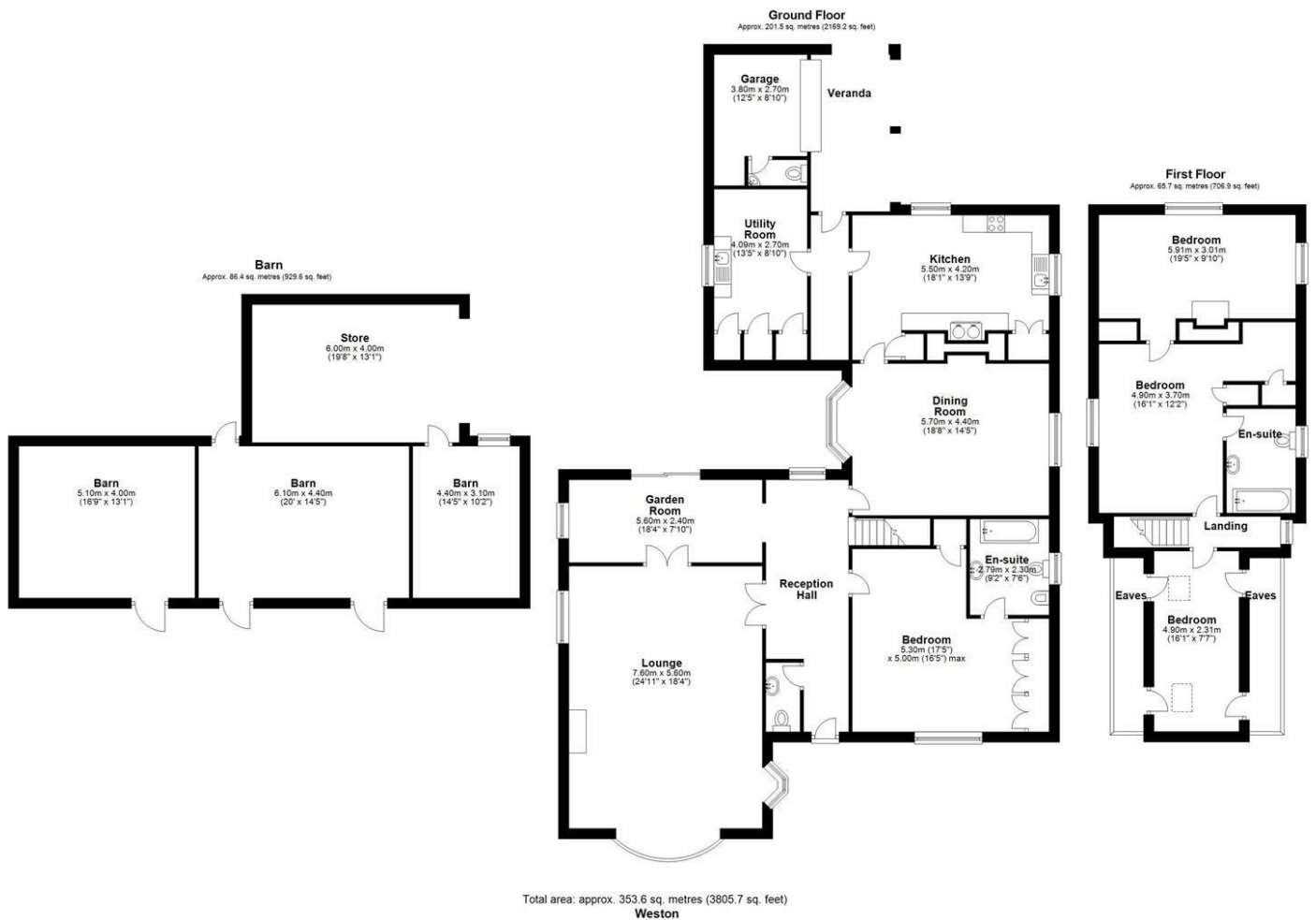
Spaciously proportioned with a staircase to the First Floor.

GUEST CLOAKS/WC

With tiled floor, pedestal wash hand basin, close coupled WC.

DRAWING ROOM

With coved ceiling, impressive period Coalbrook style fireplace with decorative white painted wrought ironwork and inset marble panels with open fire grate and slate hearth. Wide bow window and feature oriel style window. Twin doors opening through to:



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



GARDEN ROOM

With tiled floor, double glazed sliding patio door leading out to the garden.

DINING ROOM

With exposed beams, feature period brick fireplace (painted black) with cast iron fire grate and slate hearth.

KITCHEN/BREAKFAST ROOM

With quarry tiled floor, fitted granite work surfaces with built-in one and a half bowl sink unit. A good selection of wood faced kitchen units including cupboards and drawers, together with two glazed display cabinets and open shelving. Built-in ELECTRIC CERAMIC HOB UNIT with INTEGRATED EXTRACTOR HOOD over, built-in ELECTRIC LOW LEVEL OVEN and INTEGRATED REFRIGERATOR INTEGRATED DISHWASHER. Range recess with built-in beam and white TWO OVEN AGA RANGE COOKER. Exposed beams to ceiling. WALK-IN PANTRY with fitted shelving and quarry tiled floor.

REAR ENTRANCE HALL

With two external entrance doors.

UTILITY ROOM

With fitted sink unit and cupboards under. A fitted range of storage cupboards, space and plumbing for washing machine. Eye level wall cupboards, oil fired central heating boiler.

PRINCIPAL BEDROOM 1

Spaciously proportioned with large picture window. A range of fitted wardrobes and drawers to one wall, understairs storage cupboard with additional hanging space.

EN-SUITE BATHROOM

With panelled bath having mixer tap with shower attachment. Pedestal wash hand basin, close coupled WC, bidet. Electric towel rail and various wall fitments.

FIRST FLOOR LANDING

BEDROOM 2

With period cast iron fireplace, exposed wall beams.

BEDROOM 3

Built-in airing cupboard containing lagged hot water cylinder with immersion heater and slatted shelving. Walk-in recess providing study/potential wardrobe area. Access to the roof space.

BATHROOM

With panelled bath and tiled splash, chrome mixer tap and shower attachment, pedestal wash hand basin with tiled splash and fitted glazed shelf, electric shaver socket, close coupled WC, chrome towel rail.

BEDROOM 4/STUDY

With sloping ceiling having two Velux roof lights, access to eaves storage space.

OUTSIDE

Approached over a grid entrance with side pedestrian gate onto a gravelled driveway which sweeps up to the property with parking space down both flanks of the cottage. A CARPORT also houses the oil storage tank and a GARDENERS WC with low flush suite and wash hand basin.

THE GARDENS

These are quite stunning and have been exceptionally well landscaped over the years by the present owners.

To the front is a raised lawn with sandstone walling along its frontage, set against a shrub and herbaceous bed. The lawn incorporates a further bed of mature shrubs. Against the cottage there are a variety of climbing roses and shrubs.

One of the flanks to the cottage has well stocked beds incorporating an array of beautiful roses and herbaceous plants linking round to the rear with a further lawn. Raised sandstone walling and a lovely archway with mature wisteria which is set against a garden SUN PATIO ideal for al-fresco/barbecue dining.

Leading off the garden is a random paved walkway which leads into an orchard which form grounds to the outbuilding range. This is again laid to a large lawn interspersed with a number of trees including fruit, one of which is intertwined by a beautiful mature rose. Set around the borders are further specimen shrubs with flower borders.

This area of the property also benefits from a right of way over adjacent property's driveway, which is gated. This gives additional access to the property. There is a further gate leading into land to the paddock/field to the rear.



OUTBUILDING RANGE

Built of brick/sandstone and part timber clad beneath a corrugated asbestos roof the barns include MEZZANINE STORAGE, a PIGGERY, SHIPPON, STABLE and WOOD STORAGE. VEGETABLE GARDEN with timber framed GREENHOUSE.

Viewings strictly through the Agents Halls, 2 Barker Street, Shrewsbury, SY1 1QJ - 01743 236444 - email shrewsbury@hallsgb.com or Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320 - email oswestry@hallsgb.com

PADDOCK

This is located immediately to the rear of the gardens and down to pasture with ample space for for the erection of stables, subject to any planning consents required. The grazing will support most forms of livestock and will no doubt be of particular interest to equestrians.

GENERAL REMARKS

FIXTURE AND FITTINGS

Fitted carpets as laid and most light fittings are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating system.

TENURE

Freehold with vacant possession upon complete.

COUNCIL TAX

The property is currently in Band G, however, an appeal to reduce the Band level has been submitted to Shropshire Council.

VIEWINGS

FOR SALE

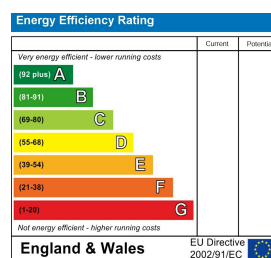
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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