



Church Cottage, Gooseberry Lane, Ruyton XI Towns, SY4 1LG

3 bedroom detached house — £350,000 Freehold

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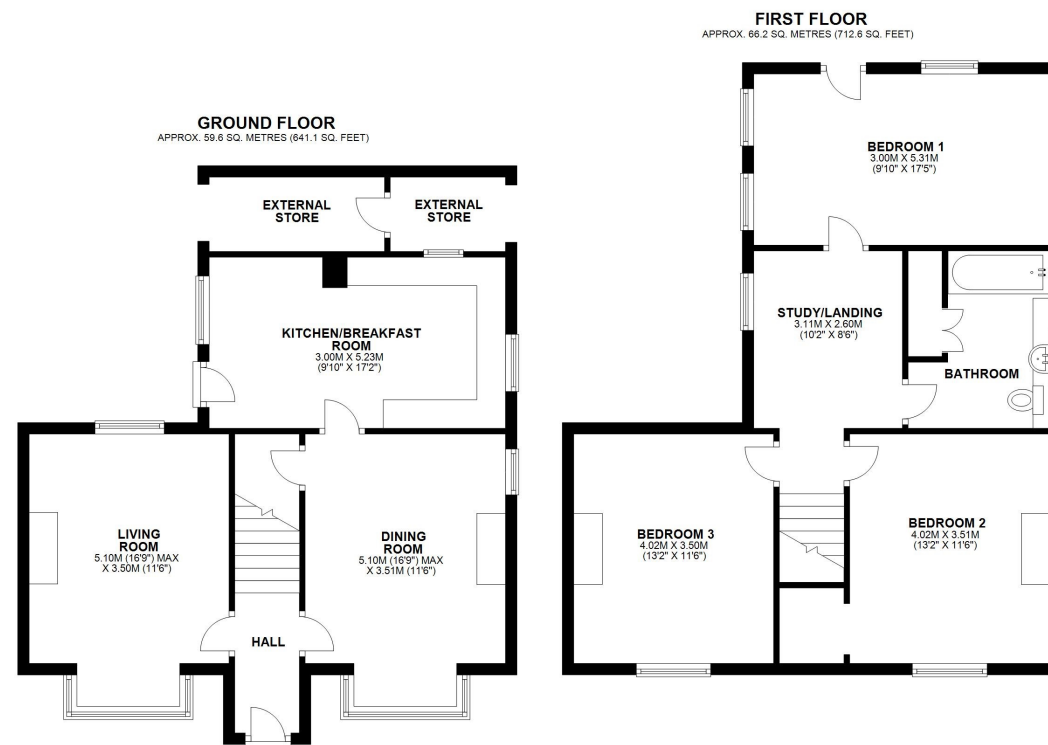
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sales@cgpooks.co.uk

This very attractive sandstone cottage of character has been extended and improved over the years to provide well-proportioned and versatile accommodation, while retaining many original features. The property is situated within a fantastic plot, extending to both sides of Gooseberry Lane, benefitting from beautifully landscaped gardens, as well as stunning views over Ruyton Castle and church.

KEY FEATURES

- Good sized entrance hall and staircase to a spacious landing/study
- Two reception rooms, both having bay windows to the front and lovely original sandstone fireplaces
- Open plan kitchen/breakfast room, complete with a range of fitted units, space for appliances and access to the garden
- Two double bedrooms to the front of the house, both having feature fireplaces and views to front, and separate well-appointed family bathroom with plenty of storage
- A further extended double bedroom, accessed via the landing, with windows to two elevations and glazed door to the rear sun terrace. This room has been used as an office/studio in the past and offers very light and versatile space
- The extensive private gardens have been landscaped to comprise areas of lawn, raised beds, well-stocked borders and paved terraces. There is also an additional section of land on the other side of Gooseberry Lane, enclosed by mature trees, hedging and a former orchard.
- Driveway to front providing plenty of parking and access to the useful log store
- Directly behind the property is a covered passage/external store which can be accessed from both sides
- A lovely location, just a short walk from village amenities including primary school, cafe, and pub. The property is only a 15-20 minute drive from both Shrewsbury and Oswestry, and is also in the catchment area for the outstanding Corbet secondary school.



TOTAL AREA: APPROX. 125.8 SQ. METRES (1353.7 SQ. FEET)
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 guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







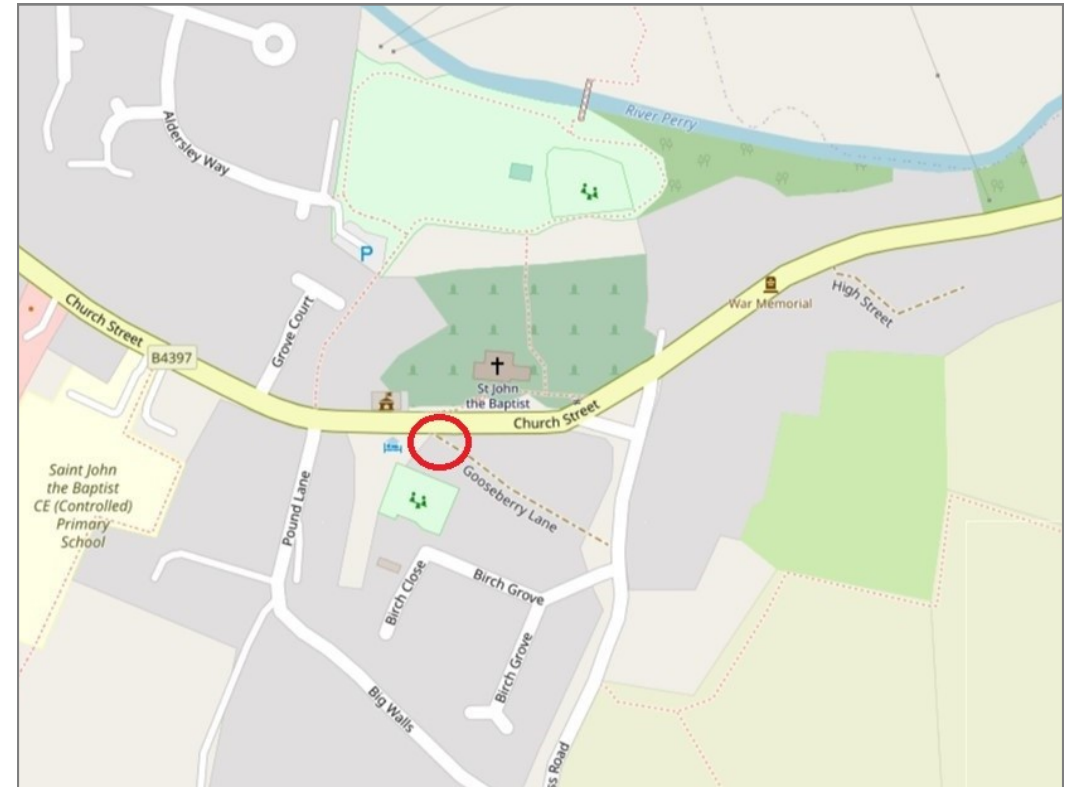
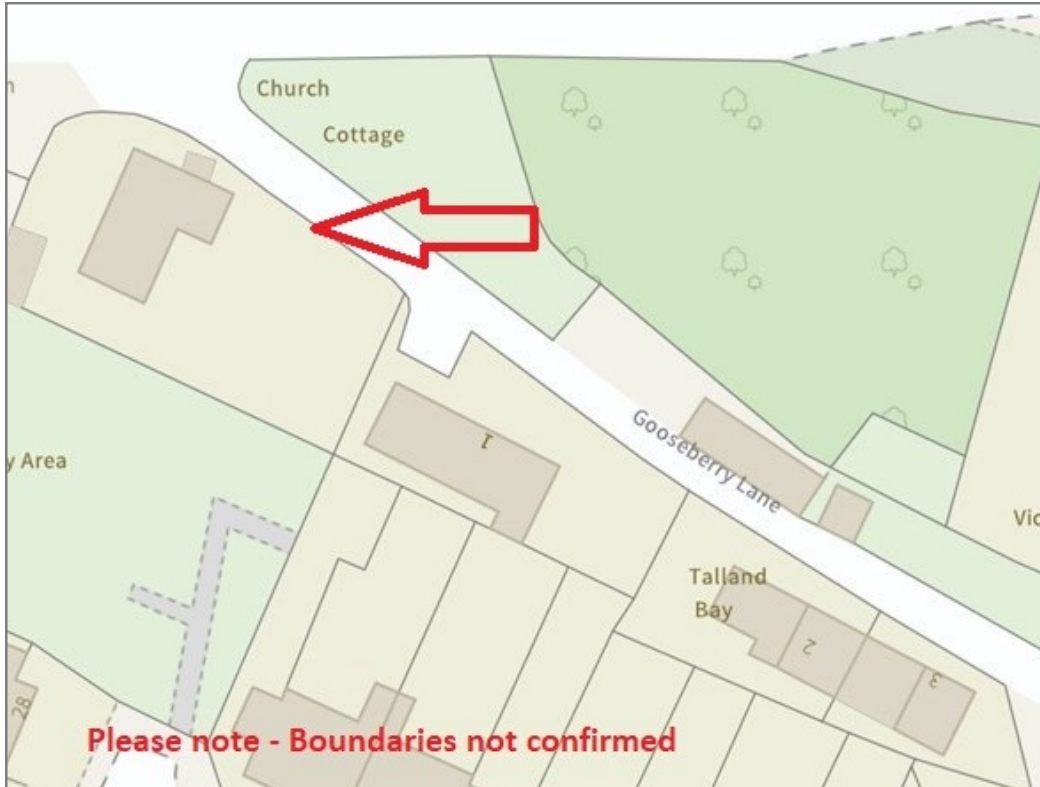




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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	Mains water, electricity and drainage are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



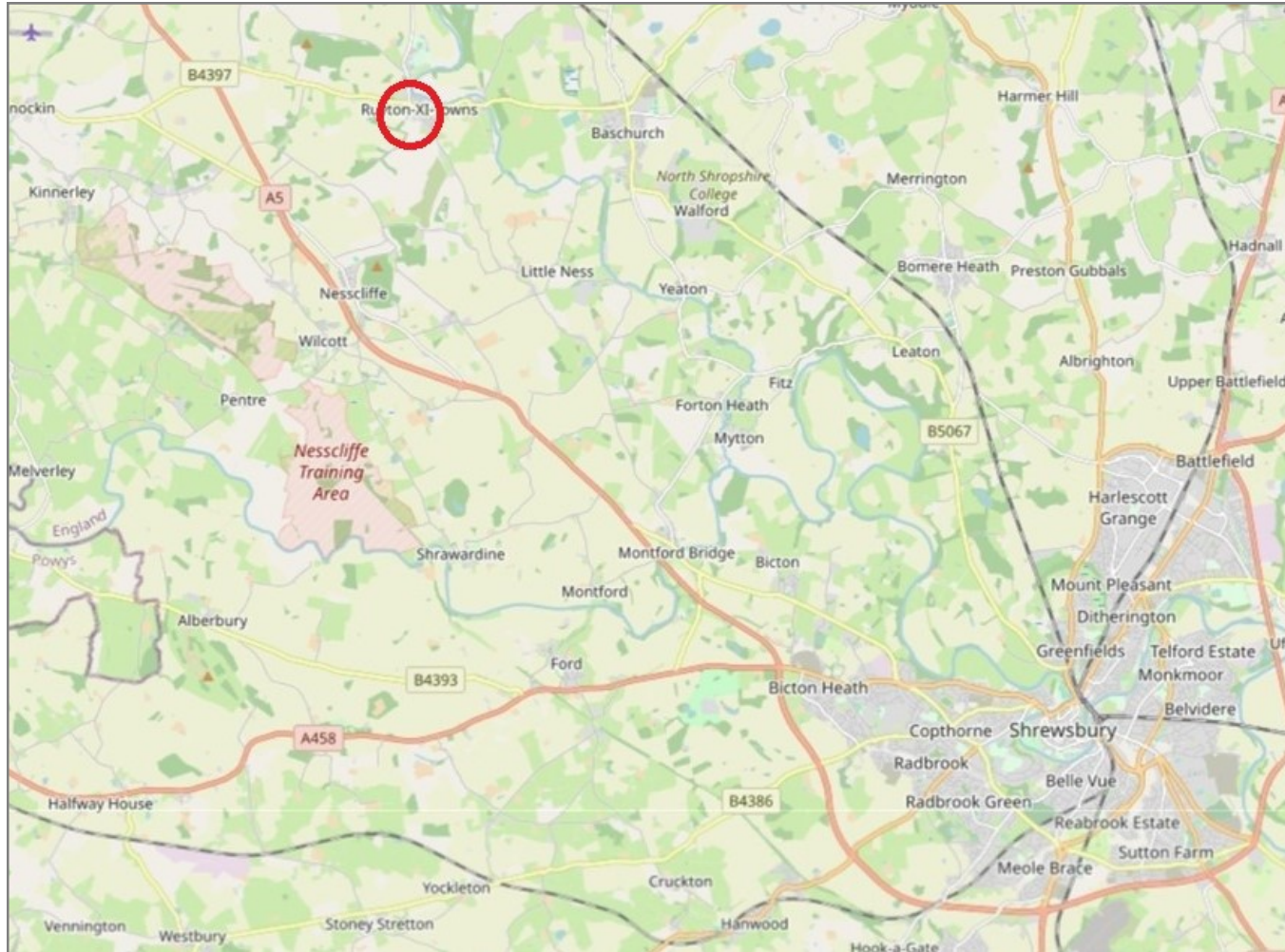
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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