



## The Mount & Mount Cottage, Eaton Constantine, Shrewsbury, SY5 6RF

4 bedroom detached house with 2 bedroom holiday cottage — £800,000 Freehold



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Coopergreenpooks.co.uk

£800,000 Freehold — 4 bedroom detached house with 2 bedroom holiday cottage

sales@cgpooks.co.uk

The Mount and Mount Cottage offer a fantastic and unique opportunity to purchase two wonderful adjoining country cottages, along with out buildings, large garden and paddock with stunning views over the Wenlock Edge.

Both properties have recently been extensively improved, with the smaller currently being run as a successful holiday let, whilst being situated within this very sought after and conveniently placed village, midway between Shrewsbury and Telford.

## KEY FEATURES

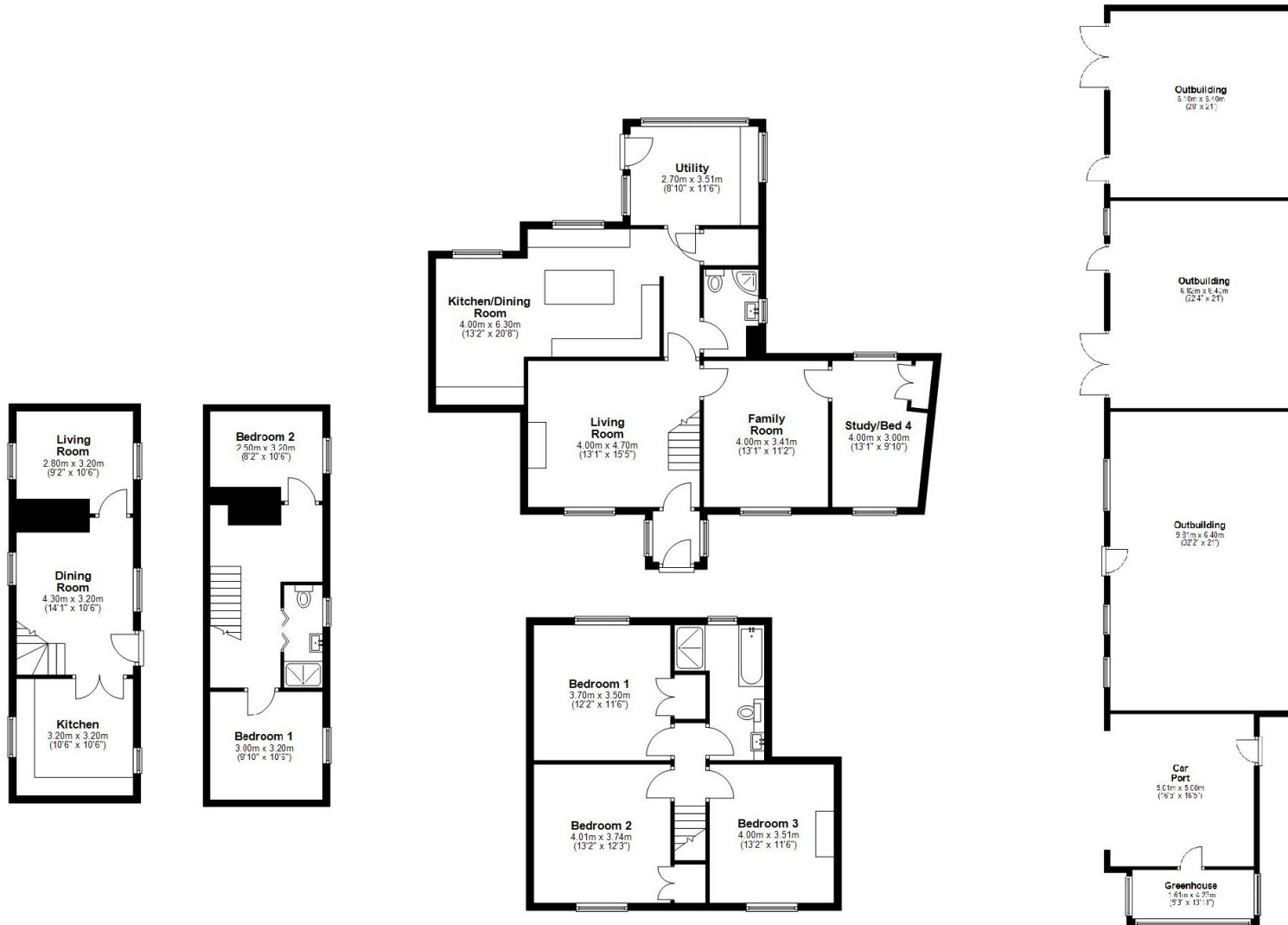
- Entrance porch to the living room with exposed beams and a feature brick fireplace. There is also a separate family room with a wood burner and a good-sized study/home office.
- Inner hall with refitted shower room, walk in pantry, access to kitchen and door to a sizable utility room which also provides rear access to the rear sun terrace and garden.
- Good sized open plan kitchen/dining room with a range of refitted units and integrated appliances.
- Staircase from the living room to the first-floor landing where there are 3 double bedrooms and a refitted family bathroom with a separate shower.
- Replacement double glazed windows and LPG gas central heating.
- Lovely mature rear lawned garden with established borders and sun terrace.
- Extensive further area of the rear garden/paddock with various established trees that border onto open fields with magnificent panoramic views over the surrounding countryside.
- There is gated access from the initial parking area which separates the 2 cottages to a long private driveway that leads to a further substantial parking area and a range of outbuildings. They currently provide useful workshop and storage space, along with double garaging and subject to planning permission there is clearly potential to be developed further.
- **Mount Cottage** has recently been fully modernised to a very high standard and now provides stylish detached accommodation, ideal for a dependent relative, home office or continued use as an impressive holiday let. The interior comprises separate living and dining rooms, a spacious fitted kitchen, as well as 2 first floor double bedrooms, galleried landing and a shower room. The property is also double glazed and has its own LPG gas central heating system.
- Fantastic location in a very popular and accessible village approximately 8 miles from both Shrewsbury and Telford. The village of Cressage with its shop and primary school is only 2 miles away, the lovely market town of Much Wenlock is just 5 miles and the world heritage town of Ironbridge is just 4 miles.

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Total area: approx. 390.4 sq. metres (4202.6 sq. feet)







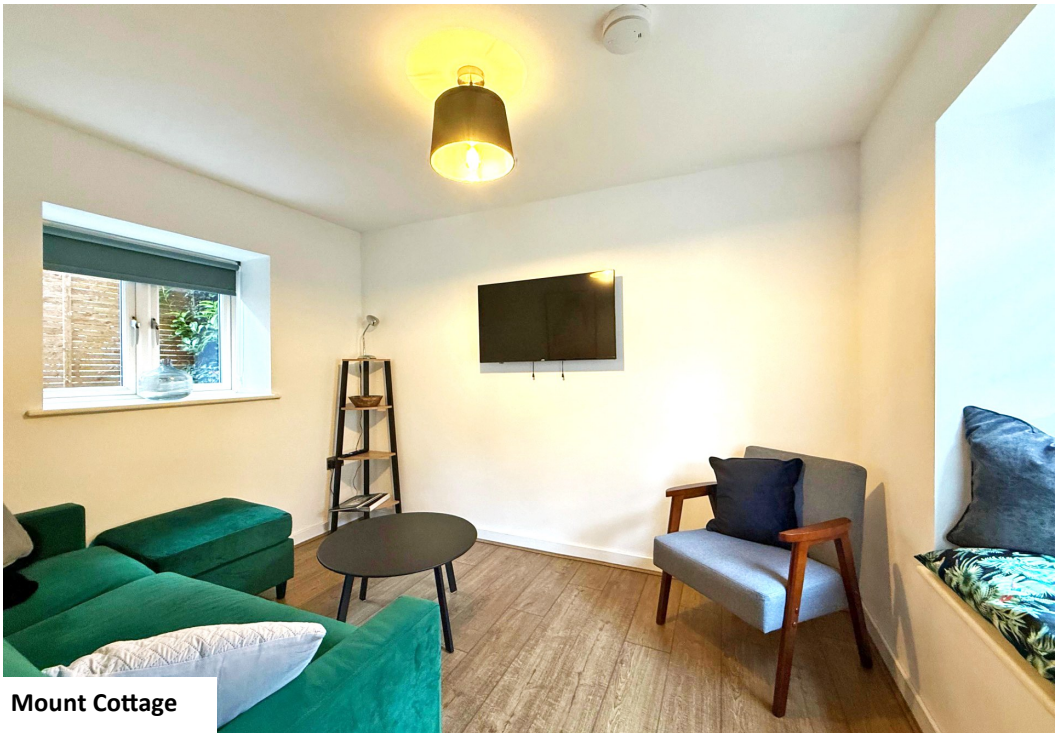




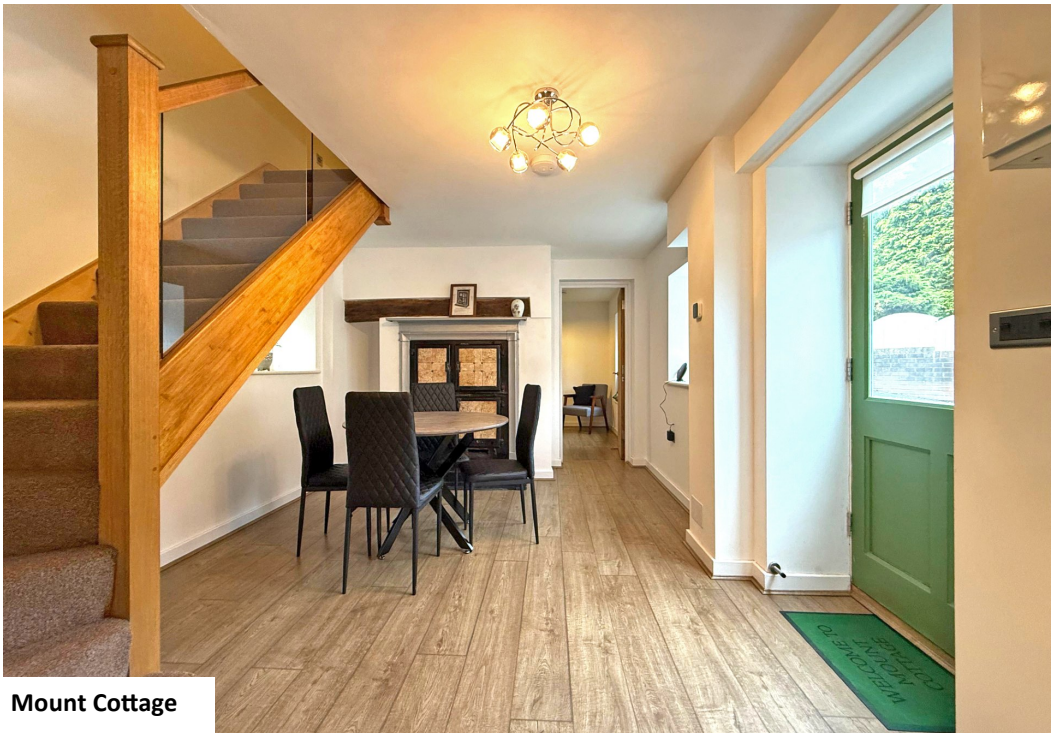


Mount Cottage





Mount Cottage



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Mount Cottage



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Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666





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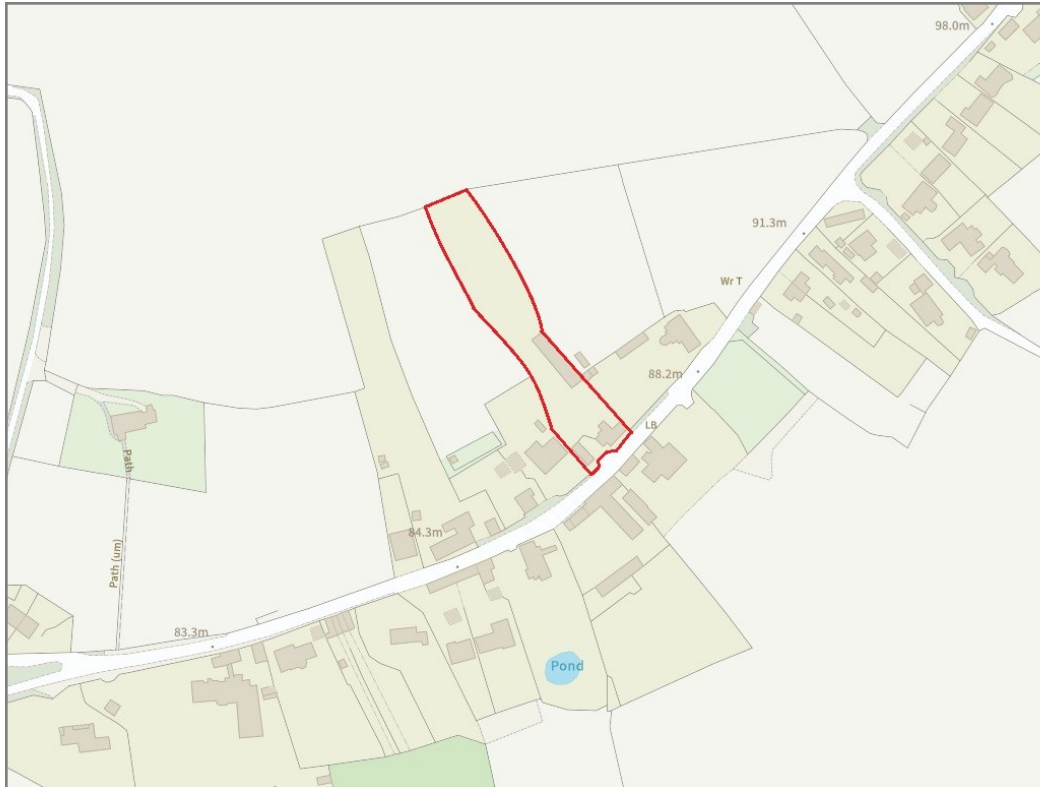
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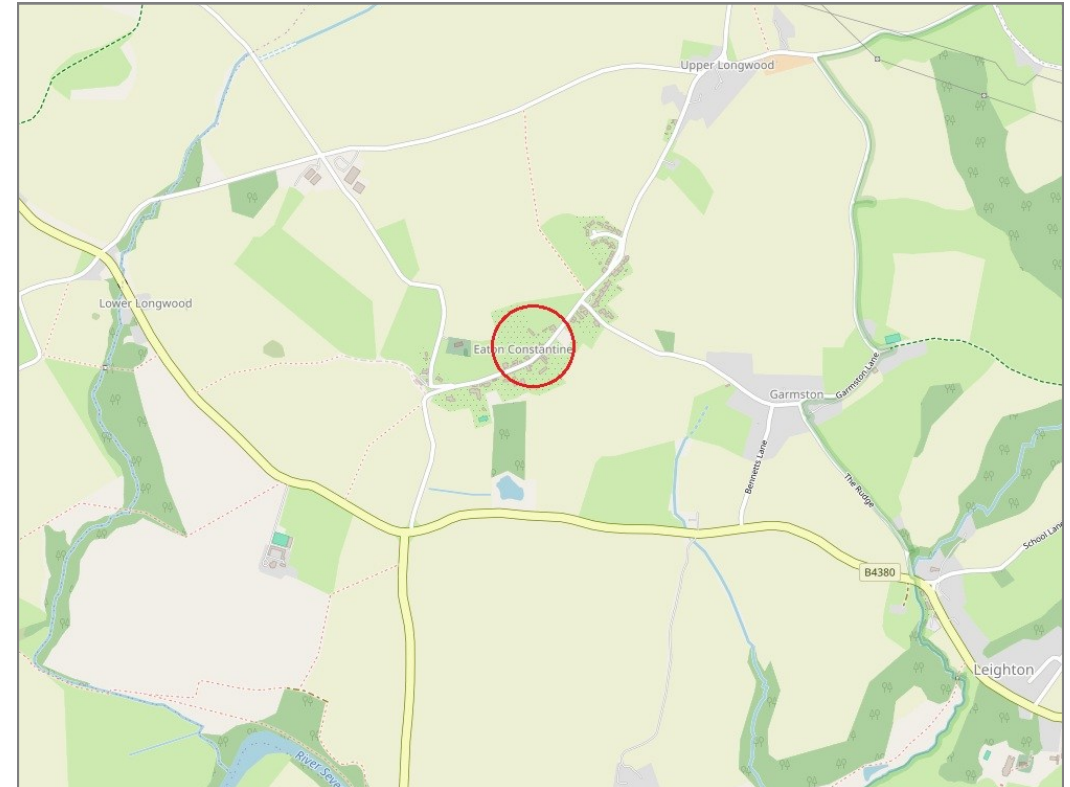
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**BOUNDARIES NOT CONFIRMED**



|                 |                                                   |
|-----------------|---------------------------------------------------|
| Tenure          | <b>Freehold</b>                                   |
| Local Authority | <b>Shropshire Council</b>                         |
| Council Tax     | <b>Band D</b>                                     |
| EPC Band        | <b>Band F</b>                                     |
| Services        | <b>Mains water and electricity are connected.</b> |
|                 | <b>LPG gas central heating. Septic tank.</b>      |

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

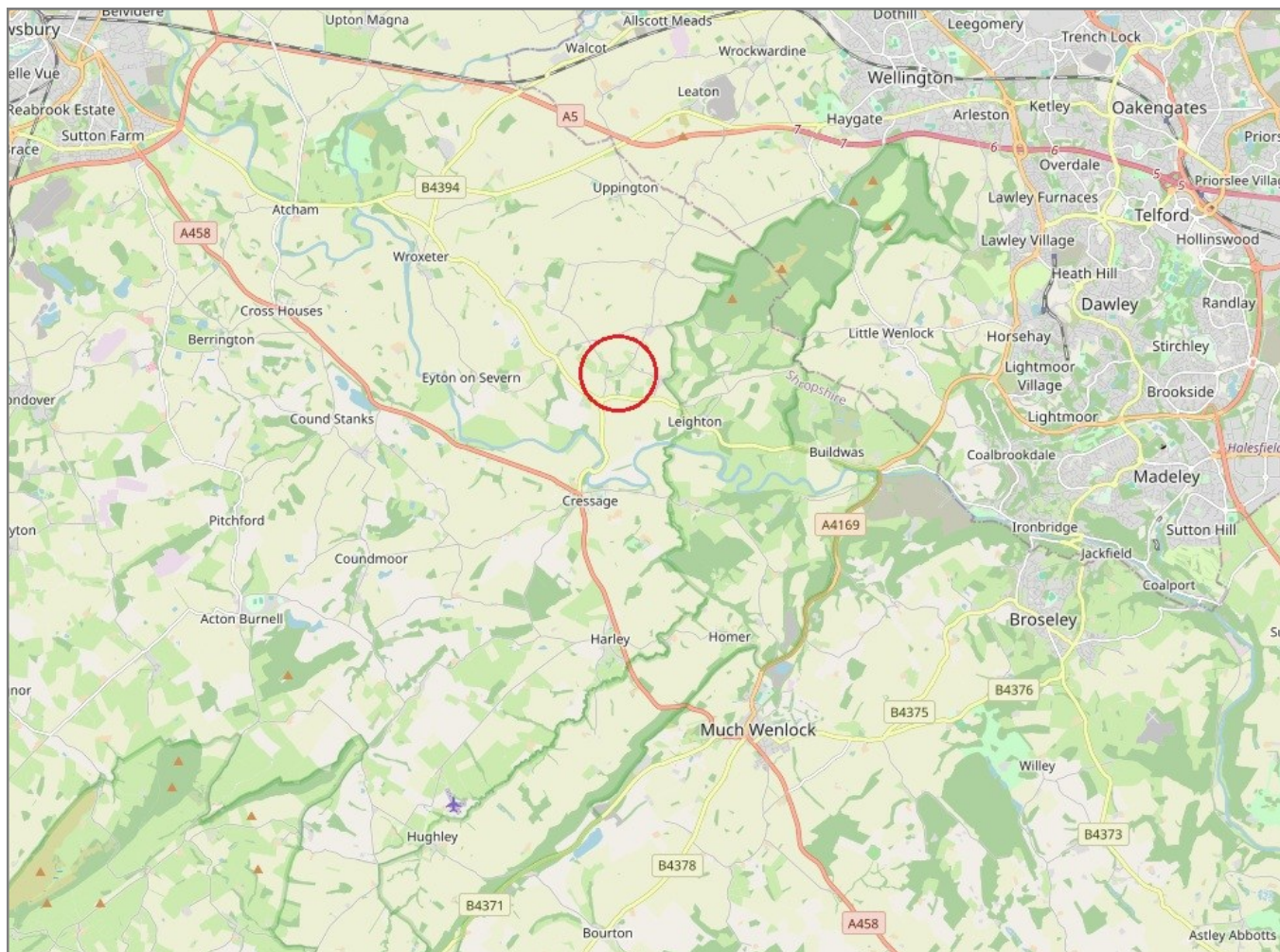


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