



Briar Cottage, Leebootwood, Church Stretton, SY6 6ND

4 bedroom detached house — £495,000 Freehold

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Coopergreenpooks.co.uk

£495,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

This very attractive detached cottage has recently been sympathetically restored and modernised to a high standard. The property is conveniently located mid-way between both Shrewsbury and Church Stretton, next to the stunning south Shropshire countryside and with the benefit of a lovely private garden, along with a further sizable area of adjoining land which has clear development potential.

KEY FEATURES

- Versatile and extensive accommodation which has been stylishly improved whilst retaining original features, such as exposed beams and fireplaces.
- Family room with windows to 2 elevations and a wood burning stove.
- Good sized home office which has window and door to front, as well as further doors to both the hall and sitting room.
- Separate living and sitting rooms which are connected and have windows to front, original fireplaces and doors to 2 separate staircases that access the first floor.
- Well fitted kitchen/breakfast room with an extensive range of units along with oak work surfaces and flooring, integrated appliances, and a range cooker. There is also a window and glazed double doors opening onto the rear garden.
- Impressive and sizable recently re-fitted utility room which also has some integrated appliances along with window and glazed door to rear.
- There are 2 large ground floor bath and shower rooms which have both been recently re-fitted to the same high standard, with the bathroom also having a walk-in shower and under floor heating.
- On the first floor there are 4 bedrooms (3 doubles) and a further shower room.
- Gas fired central heating and replacement double glazed windows throughout.
- Lovely private rear garden which is neatly landscaped to lawn with a block paved sun terrace and pathway, established borders, summerhouse and a very useful brick-built outbuilding/store, with light and power.
- The property is conveniently placed less than 4 miles from Church Stretton and about 7 miles from Shrewsbury, whilst also being next to some of the county's most beautiful countryside, such as the Caradoc and Lawley Hills and Cardingmill Valley.
- Adjoining the property is double gated access to an extensive parking area which (subject to planning permission) has development potential for a further dwelling or workshop/storage unit etc. This area of land has been submitted for consideration within Shropshire Councils next 'local plan' and proposed drawings are included within this brochure. There would also be nothing to stop future owners submitting a formal application if this is something that would be of interest.

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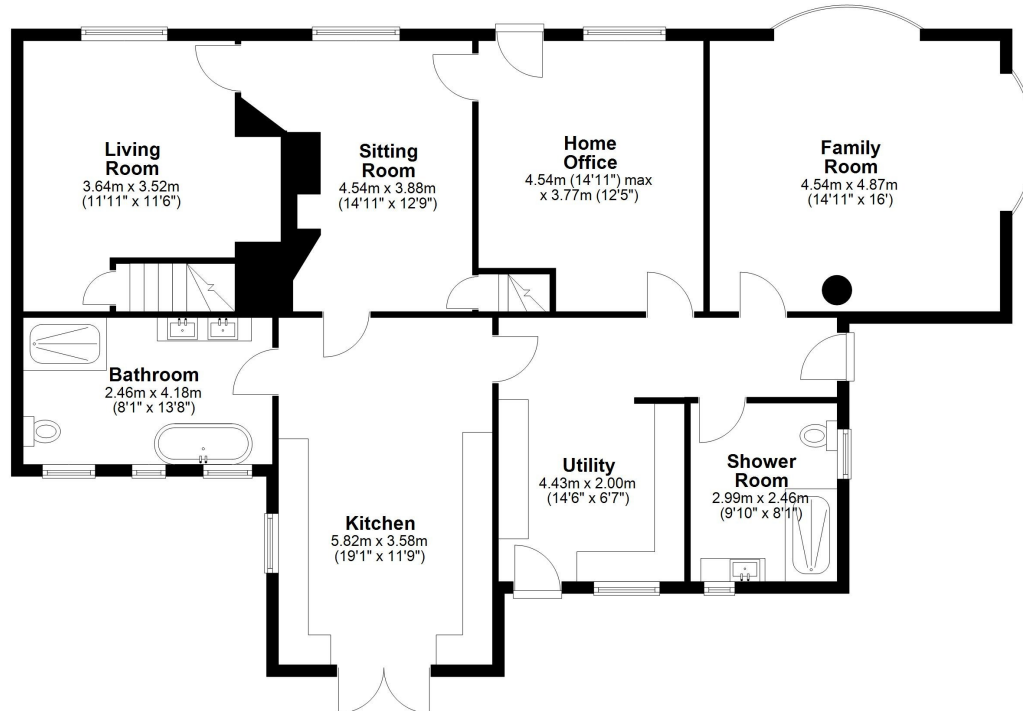
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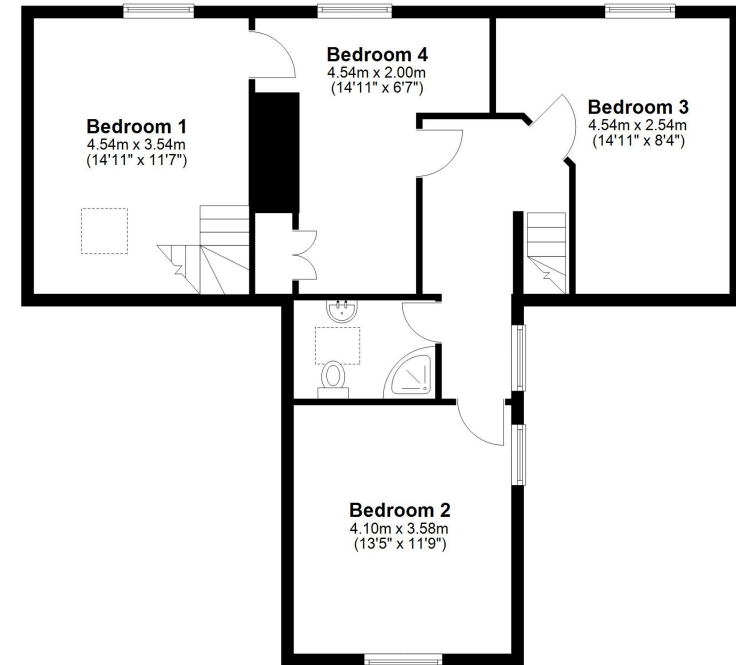
Ground Floor

Approx. 132.4 sq. metres (1425.4 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.9 sq. feet)



Total area: approx. 205.6 sq. metres (2213.4 sq. feet)

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3 Barker Street

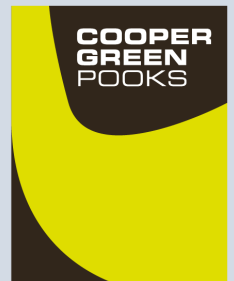
Shrewsbury

SY1 1QF

www.cgpooks.co.uk

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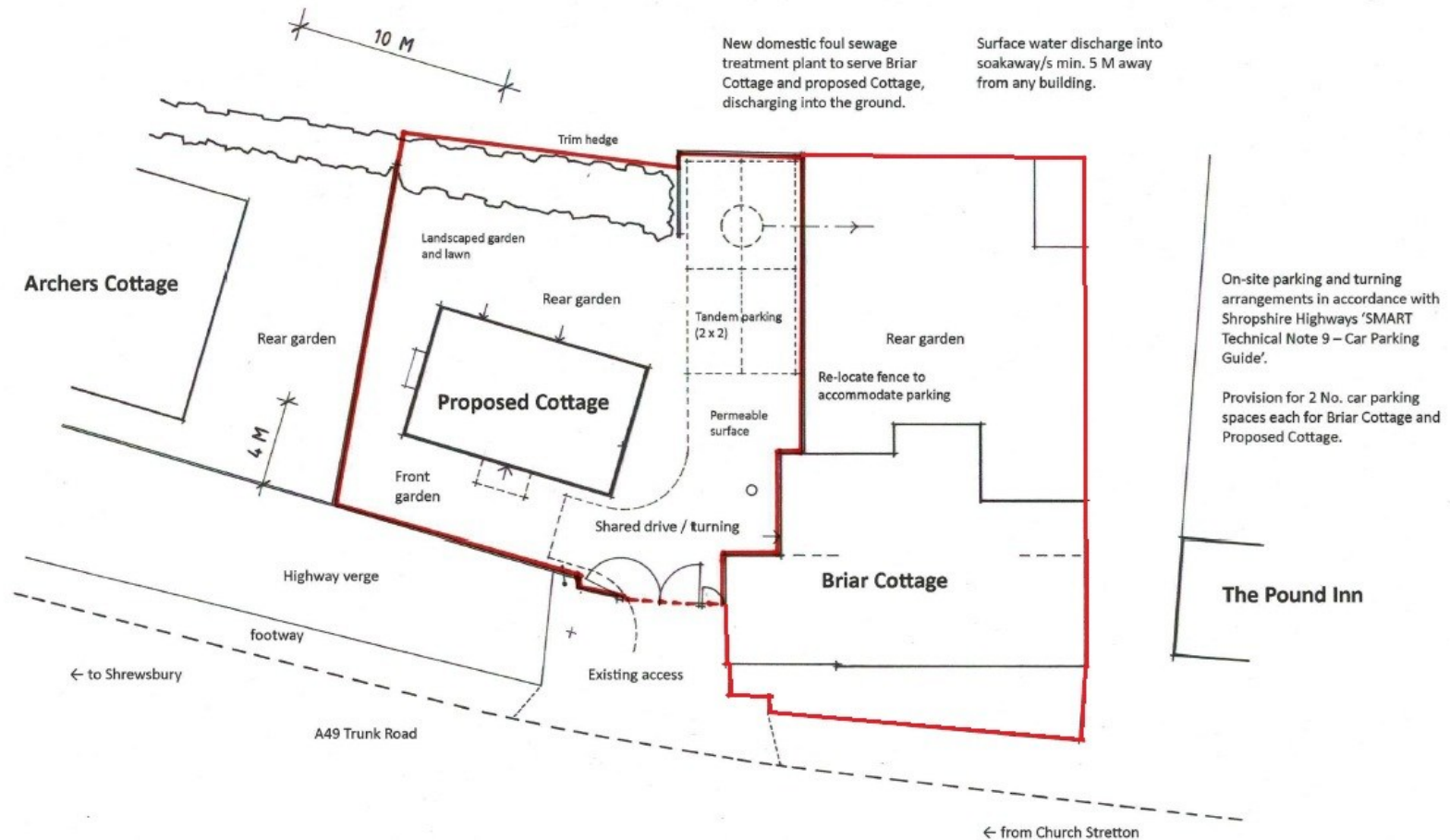
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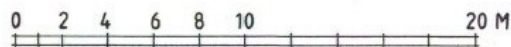
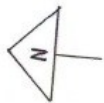
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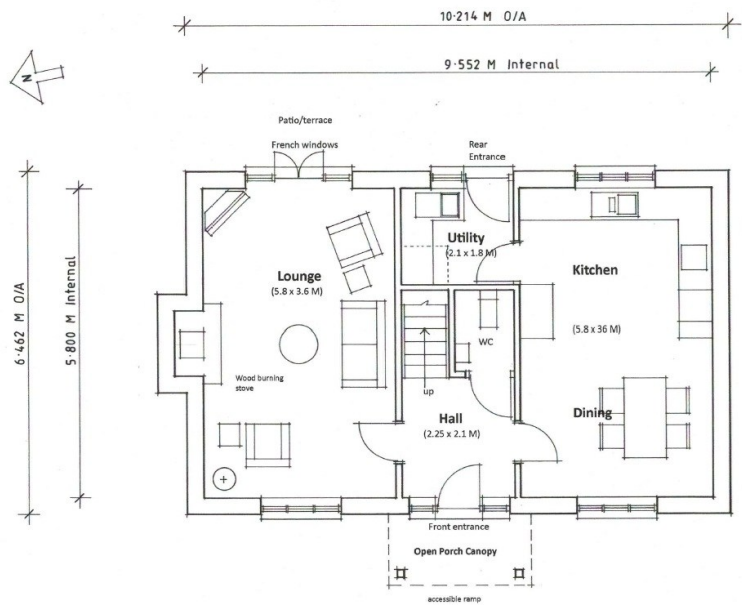


PROPOSED SITE LAYOUT PLAN

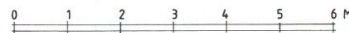
Approximate Site Area = 0.04 Ha



PROPOSED COTTAGE	
PROPOSED INDICATIVE SITE LAYOUT PLAN	
Land Adjacent Briar Cottage, Leebotwood, Church Stretton. SY6 6ND	
Drawing No. 242/02	John Bryan
Scale: 1/200 - at A3	BUILDING DESIGN
Date: August 2025	01584 874837
	johnbryan@jbbdesign.co.uk



PROPOSED GROUND FLOOR PLAN



2-Bedroom / 4-Person / 2-Storey Dwelling

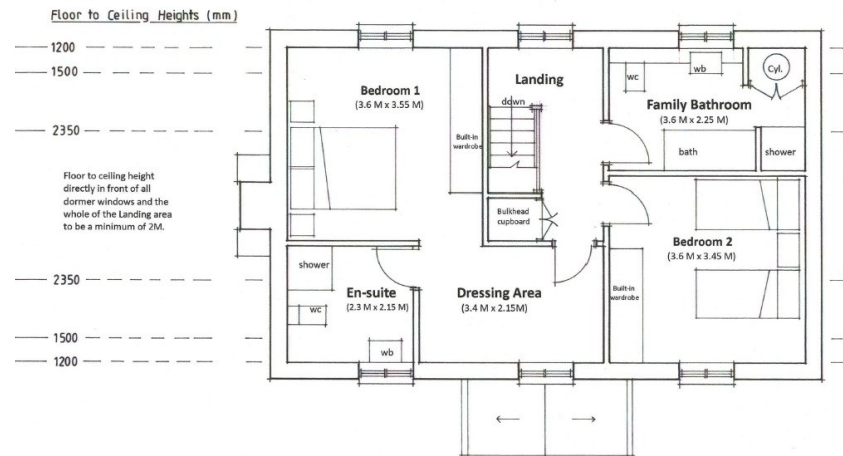
Designed in accordance with The Governments Statutory Guidance "Technical Housing Standards - Nationally Described Space Standard".

Minimum gross internal floor area required to comply with the above 'Standards'. = 81 M²

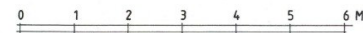
Gross Internal Floor Area achieved to fully comply with the above 'Standards'. = 102 M²

Actual Gross Internal Floor Area (Ground floor - 55 M² + First Floor - 47 M²) = 110 M²

PROPOSED COTTAGE
INDICATIVE GROUND FLOOR PLAN
Land Adjacent Briar Cottage,
Leebotwood, Church Stretton, SY6 6ND
Drawing No. 242/03 John Bryson
Scale: 1/50 - at A3 BUILDING DESIGN
Date: August 2025 01584 874837 johnbryson@bdesign.co.uk



PROPOSED FIRST FLOOR PLAN



2-Bedroom / 4-Person / 2-Storey Dwelling

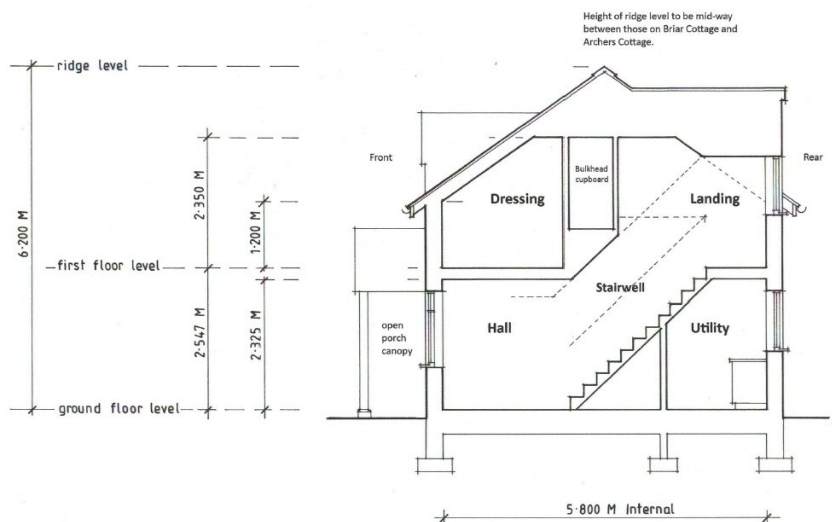
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Minimum gross internal floor area required to comply with the above 'Standards'. = 81 M

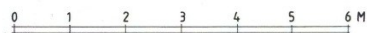
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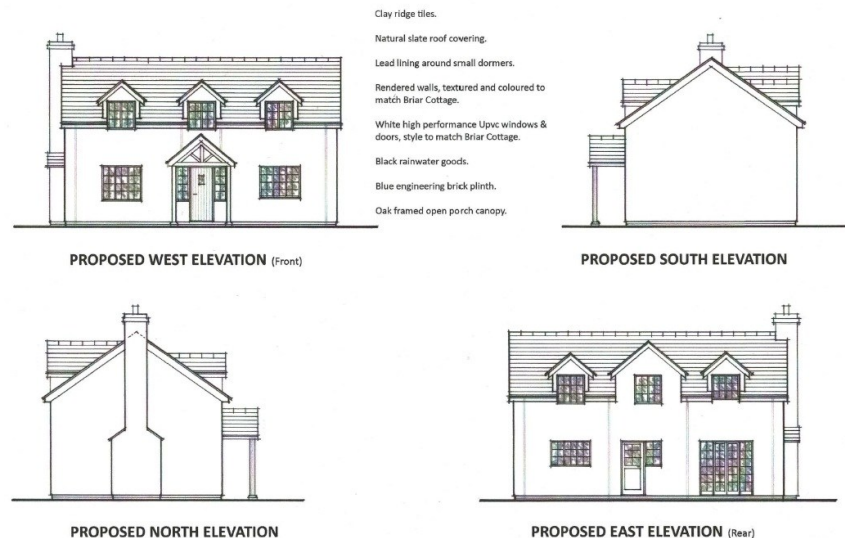
PROPOSED COTTAGE
INDICATIVE FIRST FLOOR PLAN
Land Adjacent Briar Cottage,
Leebotwood, Church Stretton, SY6 6ND
Drawing No. 242/04 John Bryson
Scale: 1/50 - at A3 BUILDING DESIGN
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INDICATIVE SECTION THROUGH THE COTTAGE



PROPOSED COTTAGE
INDICATIVE SECTION THROUGH THE COTTAGE
Land Adjacent Briar Cottage,
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Drawing No. 242/05 John Bryson
Scale: 1/50 - at A3 BUILDING DESIGN
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PROPOSED WEST ELEVATION (Front)

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION (Rear)

PROPOSED COTTAGE
INDICATIVE ELEVATIONS
Land Adjacent Briar Cottage,
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Drawing No. 242/06 John Bryson
Scale: 1/50 - at A3 BUILDING DESIGN
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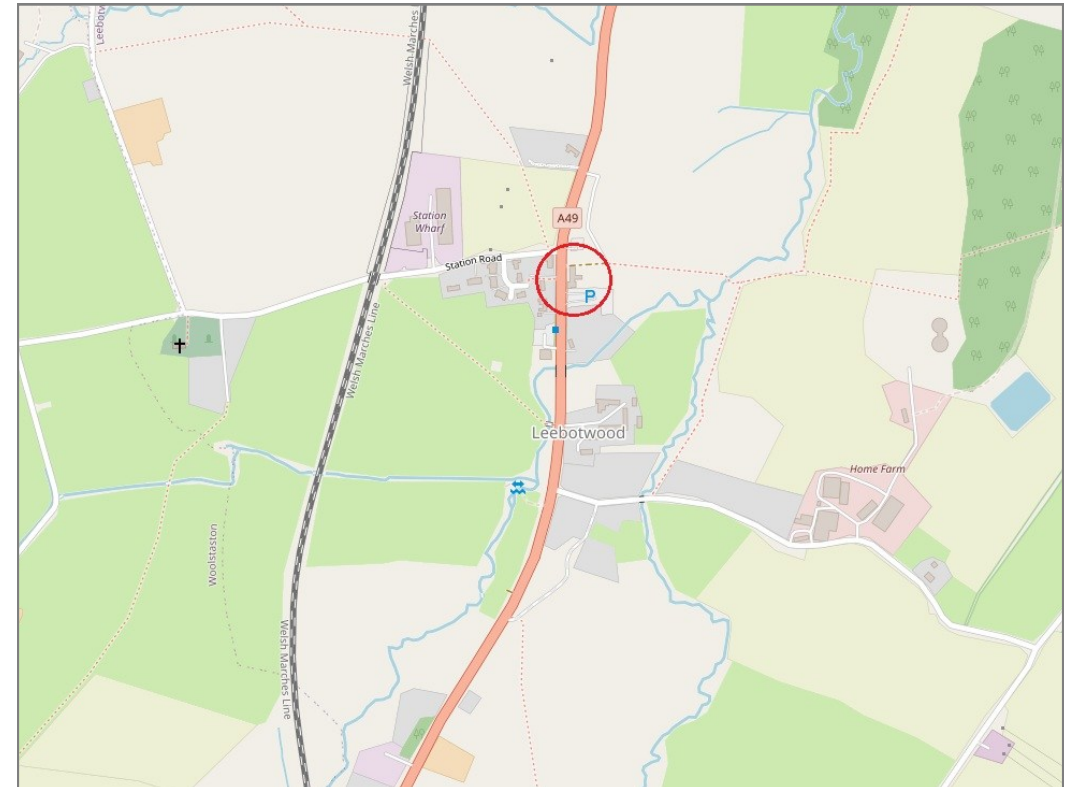
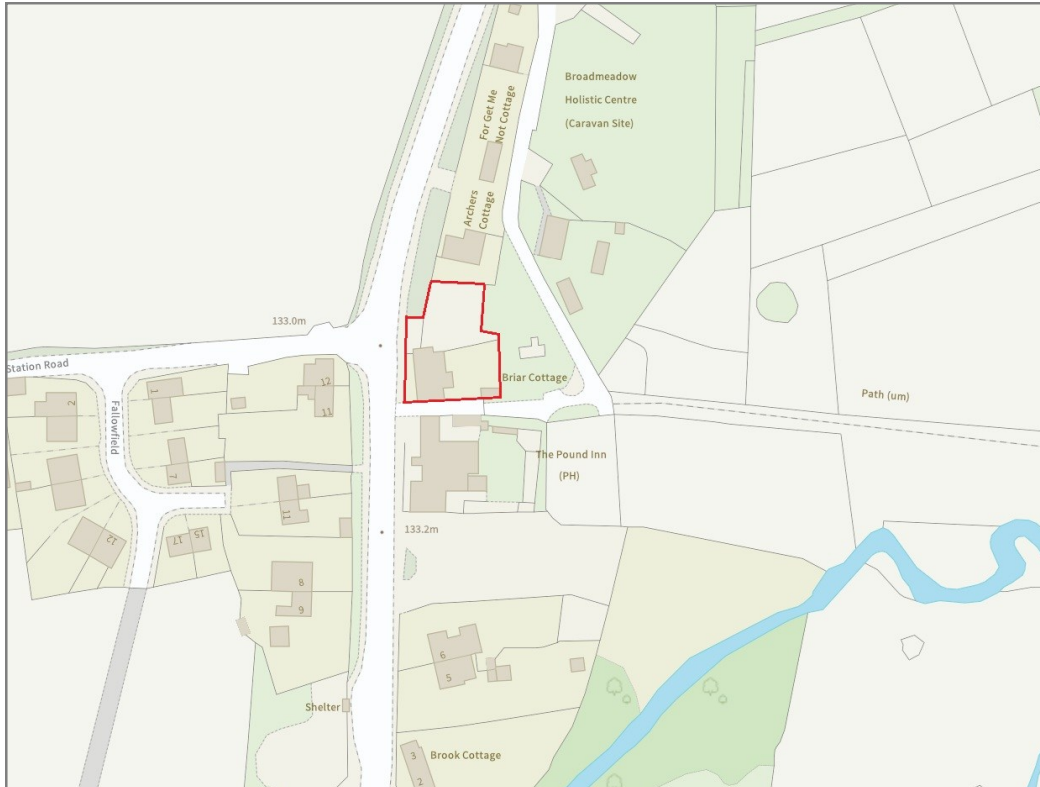
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rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	Mains water, electricity and gas are connected. Septic tank drainage.

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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01743 276666



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

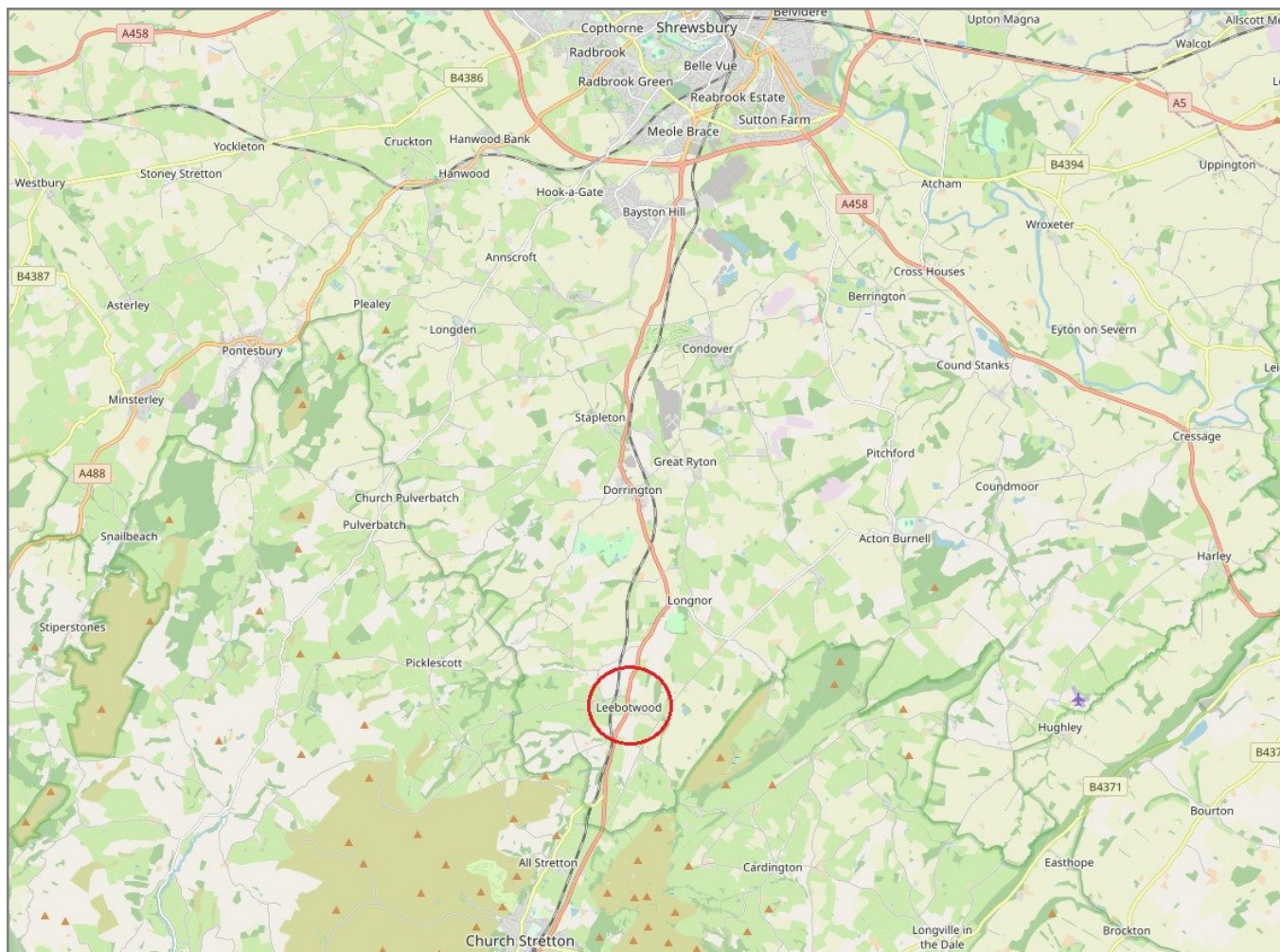
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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