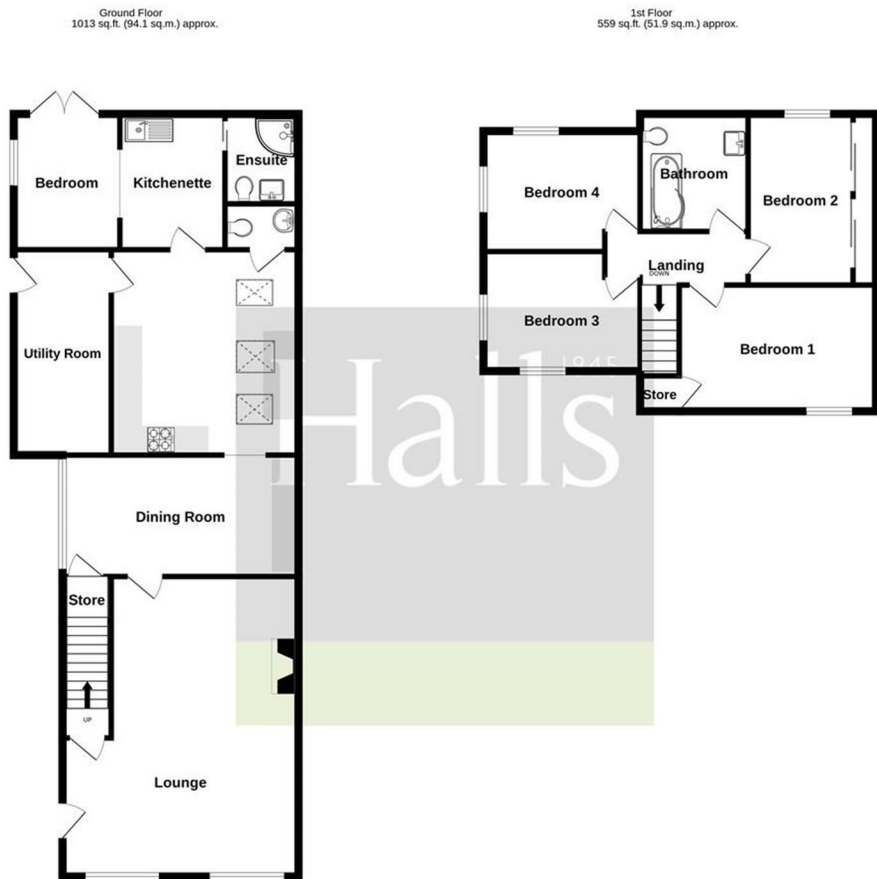


FOR SALE

18 Papermill Cottages, Harcourt, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LS



TOTAL FLOOR AREA - 1572 sq. ft. (146.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 2/2024



FOR SALE

Offers In The Region Of £435,000

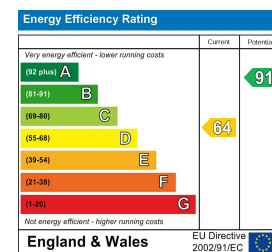
18 Papermill Cottages, Harcourt, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LS

18 Papermill Cottages is a charming and spacious family home located in a rural location. The property has been extended by the current owners and also includes as self contained ground floor bedroom with en-suite. There are large landscaped gardens to approx 0.3 acres and there is a summer house that can also be used as an office. There are amazing countryside views from the property and gardens. It has parking for at least 3 cars, oil central heating and double glazed windows.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01948 663 230

Whitchurch Sales  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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Shawbury 3 miles, Stanton upon Hine Heath 3 miles, Shrewsbury 9 miles, Wem 5 miles and Whitchurch 16 miles.



3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Spacious Extended Home
- Rural Location
- Self Contained Ground Floor Bedroom
- Wonderful Countryside Views
- Large Landscaped Gardens
- Lounge, Dining Room
- Kitchen, Utility, Cloaks
- 5 Bedrooms, 2 Bathrooms
- Oil C.H & D.G Windows
- Summer House / Office

### Brief Description

The modernised and extended cottage is located on an elevated position with wonderful countryside views. The property comprises a large living room with log burner, dining room, breakfast kitchen, utility. There is a cloaks with W.C, 4 bedrooms and family bathroom. Off the kitchen is a small self contained ground floor bedroom with kitchenette and shower room. The property has oil fired central heating and double glazed windows.

Outside are large gardens extending to a 1/3 of an acre with lawns, flower borders, seating areas and kids play area.

### Accommodation Comprises

There is a stable door that opens into the

### Utility Room

14'9 x 7'1 (4.50m x 2.16m)  
Tiled floor, plumbing for washing machine and space for tumble dryer. There is a work top surface, double glazed window and door through to the

### Breakfast Kitchen

14'9 x 13'5 (4.50m x 4.09m)  
Attractive range of base and wall mounted units, extensive worktop surfaces, space and plumbing for a dishwasher and space for fridge freezer. There is an lpg 4 ring gas hob and electric double oven.

door to

### Cloakroom

Suite comprising low flush W.C, vanity unit with wash hand basin.

### Dining Room

17' x 8'9 (5.18m x 2.67m)  
Engineered oak flooring, floor to ceiling coach house style double glazed window over looking the gardens. There is an under stairs cupboard, fitted book shelf and store cupboards.

Door to the

### Living Room

21'7 x 17' (6.58m x 5.18m)  
Feature fire with log burning stove, large double glazed picture windows to the front with wonderful views over the rolling countryside to the front. There is a door to the decked seating area at the front of the house.

### Ground Floor Bedroom

### Kitchenette

9'5 x 7'6 (2.87m x 2.29m)  
Drainer sink unit with base cupboard below. Open door way through to the

### Bed / Snug

8'9 x 7'6 (2.67m x 2.29m)  
Double glazed double doors and window.

### Shower Room

Suite comprising corner shower enclosure, wash hand basin and low flush W.C.

### 1st Floor Landing

Stairs ascend from the living room to a 1st floor landing.

### Bedroom One (front)

14'3 x 9' (4.34m x 2.74m)  
Double glazed windows with amazing views, radiator and store cupboard.

### Bedroom Two (rear)

12'4 x 8'1 (3.76m x 2.46m)  
Double glazed window to the rear and a range of fitted wardrobes.

### Bedroom Three (front)

11'1 x 8'7' (3.38m x 2.62m)  
Double glazed windows with amazing views, radiator and port hole window to the side.

### Bedroom Four (side)

11'1 x 8'8 (3.38m x 2.64m)  
Double glazed windows with amazing views, radiator and port hole window to the side.

### Family Bathroom

White suite comprising P-Shaped bath with shower over, low flush W.C, wash hand basin and towel radiator.

### Summer House / Office

12'4 x 9'1 (3.76m x 2.77m)  
Timber framed summer house / office with power, lighting and a wired internet connection. Behind this is a wild garden area with a number of fruit trees.

### Outside

The property is accessed off the lane to a gravelled drive suitable for at least 3 cars. There are Gabian baskets and steps leading up to the main garden which is laid to lawn with flower borders and paths. There is a covered verandah and decked area with retractable awning. There are wonderful views from this.

There is also a gravelled seating area under a pergola and surrounded by mature flower borders. There is access from the garden to an enclosed area where the oil tank is located and into the boiler room.

From the main garden there is a path leading to a middle garden where again there are lawns, open fronted timber framed garden store area and separate garden store shed. The path winds its way from this area to the top of the garden where there are more lawns and childrens play area.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com) WH1400 130524

### Directions

Please do not follow the post code using SAT NAV. Use What 3 Words: calibrate.smoker.flows

Alternatively from Whitchurch drive south on the A49 and once you have passed Lee Brockhurst turn left sign posted for Shawbury. Follow this for about 1.5 miles and turn left at a junction which you should follow. The road becomes a track but don't worry this will lead you directly to the property.

### Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators.

### Council Tax - Shropshire

The current Council Tax Band is 'D'. The cost for 2022 / 23 is £1,961.20. For clarification of these figures please contact Shropshire Council on 0345 6789002.

### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.