



Rock Cottage

Weston Heath | Shropshire | SY4 5XE

FINE & COUNTRY



ROCK COTTAGE

Introducing Rock Cottage, an exceptional detached cottage that combines small holding and equestrian opportunities, nestled within the sought after area of Weston Under-Redcastle, Shropshire.

Set amidst the picturesque landscape of Weston Under-Redcastle, Rock Cottage stands as a timeless retreat, embodying the quintessential charm of the region. Partially crafted from the renowned red sandstone, its origins trace back to the early 1800s, with thoughtful extensions in the 1970s and recent meticulous renovations.

The cottage's exterior boasts a well-maintained facade, adorned with old estate features, blending seamlessly with the surrounding oak trees and sandstone outcrop. Set within a generous 1.4-acre plot, manicured lawns and mature trees envelop the property, offering a tranquil and private sanctuary. A winding driveway leads to a secure double garage, complemented by ample parking space, while at the rear, a garden beckons with private access to woodlands.

Step inside Rock Cottage to discover a spacious and elegant interior, beginning with a versatile reception hallway that sets the tone for country living.











The ground floor unfolds with inviting spaces, perfect for multi-generational living or entertaining. The newly fitted kitchen, complete with a Rayburn stove and Bosch appliances, beckons culinary enthusiasts, while the living room exudes warmth, with French doors opening onto a private patio.

Recent renovations have enhanced energy efficiency throughout the cottage, with high-quality windows and eco-friendly fixtures. The ground floor also houses a plant room, showcasing the innovative hybrid heating system, alongside ample storage.



Ascend the bespoke oak staircase to the first floor, where three bright bedrooms await. The master bedroom, adorned with historic vaulted beams and a central log burner, epitomises elegance and warmth, offering a serene retreat at day's end.



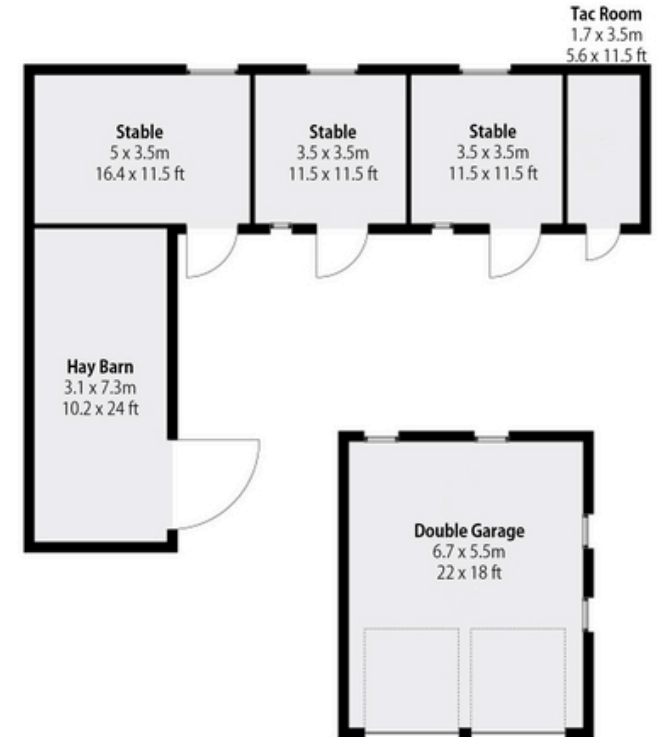
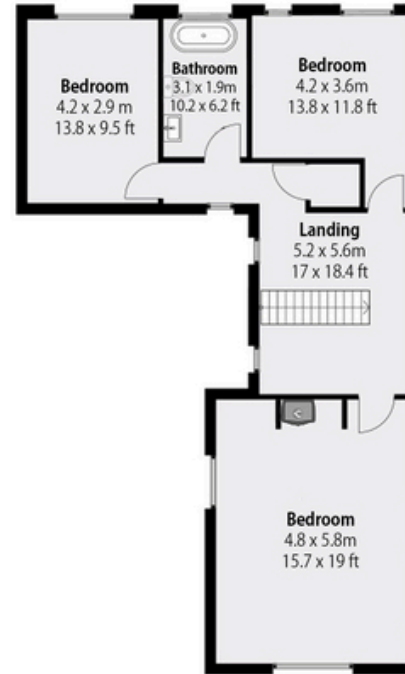
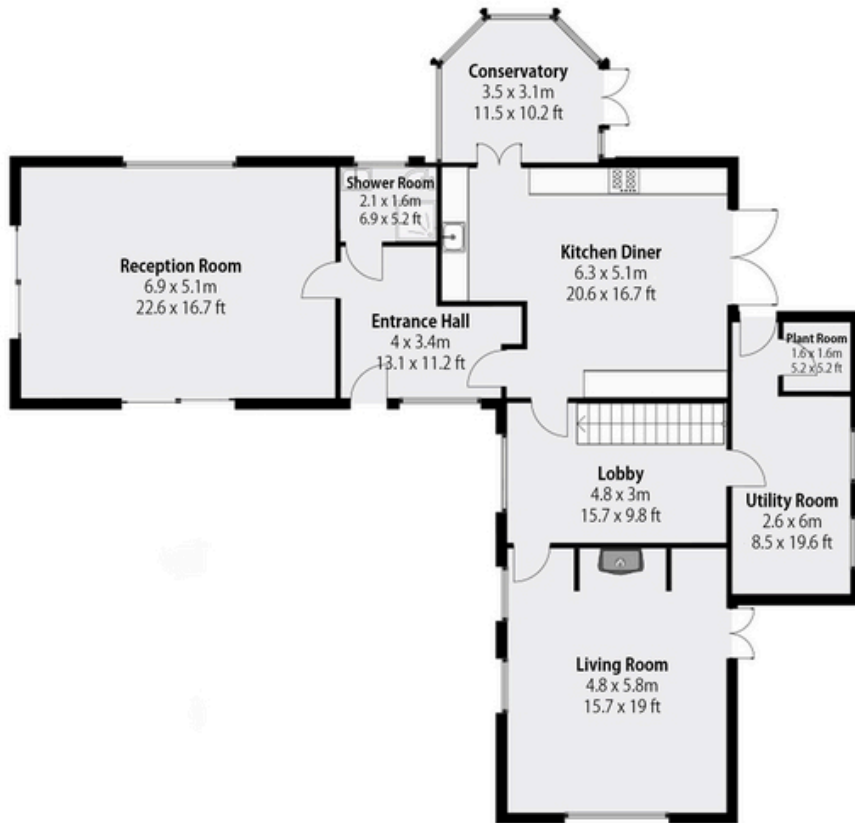


KEY FEATURES

Rock Cottage boasts a generous internal annex or potential fourth bedroom, offering conversion opportunities subject to planning permission. Some of the many features include:

- A spacious reception hallway
- A bespoke kitchen-diner
- Ground floor shower and WC
- A lobby/reception stairway
- A triple-aspect living room
- Utility facilities
- A plant room
- Three double bedrooms
- An upstairs family bathroom
- A large landing providing office space
- A detached double garage
- Paddock and gardens totalling approximately 1.4 acres
- Three stables, a tack room, and a haybarn
- EPC rating: D





Energy Efficiency Rating		
	Potential	
Very energy efficient - lower running costs		
(92+) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total Living Area: 227.8m² | 2452 Sq Ft.

Total Combined Area: 337.07m² | 3628.2 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms 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.

Services & Utilities:

- Newly fitted Hybrid heating system with a solid wood fuel Rayburn and oil-fired central heating system
- “A” rated Esse log burner
- Mains electricity
- Mains water (metered) with private drainage and cesspit
- Broadband: Dowl; We suggest you check with your provider.
- Mobile: 4G mobile signal available; We suggest you check with your provider.
- Type of property construction - Brick
- Maintenance costs of private drainage and cesspit - £180.00 annually
- Severn Trent monthly water bill: £14.00
- There are restrictive covenants and easements relating to this property. Please speak to the agent for further details.
- Tenure: Freehold | Council Tax Band F
- Off-Road parking Spaces: 4+
- Direct access to bridle path and footpaths from property
- Inviting Offers Over £800,000

Viewing :

Strictly by appointment with Julian Amos Partner of Fine and Country: +44 07870 799 446

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Fine & Country Shrewsbury
Artillery Business Park Park Hall, Oswestry, Shropshire, SY11 4AD
+44 01743 562 960 | shrewsbury@fineandcountry.com

Fine and Country and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fine and Country have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Disclaimer

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

