



2 Rushton Cottages
Upper Longwood | Eaton Constantine | Shrewsbury | SY5 6SA

2 RUSHTON COTTAGES

*An impeccably presented detached residence
which takes pride of place on this elevated
plot, backing onto the Wrekin and enjoying
panoramic views towards the Shropshire Hills.*



KEY FEATURES

There is a 3-bay detached oak framed garage with additional dry stores either side, while the sizable gravel driveway and sweep offer further parking to comfortably accommodate 4 or more additional vehicles. The grounds comprise of expansive rolling lawns with a tiered section ideal for further sun terraces or extended gardens, while the property itself has been carefully designed to be immersive within its exquisite setting. Internally the property is entered via an attractive entrance hall, which provides access through to the noticeably spacious open plan kitchen diner. This room offers an abundance of flexible living space and is fitted out with a bespoke kitchen with breakfast bar, a dining area with 180-degree views, and a further seating area ideal for friends and family to sit back and enjoy the setting.

There are numerous integral appliances such as fridge, freezer, wine fridge, oven, ceramic hob and dishwasher while the aga gives this wonderful room that lovely cosy feel and look. The French doors, which lead directly out to the sun terraces really help to ensure this property flows superbly, but provides the ideal setting for entertaining. We then have the snug room which is double aspect and benefits from a log burner, ideal for those winter evenings cosied up by the fire. There is a separate utility, wc and of course office, which is well proportioned and conveniently positioned with an attractive aspect.

We then venture down to the triple aspect lounge, which also benefits from a log burner and an abundance of natural light, no matter how gloomy the conditions and which is nicely set away from the other living spaces, giving it a more private feel.

Upstairs we are greeted by a landing which again feels spacious and light, the primary suite is accessed via stairs, again giving it a more private feel. The primary bedroom enjoys far reaching views in 2 directions and has a Juliett balcony which is a nice touch. The adjacent bathroom is of the very highest contemporary standard, while the guest bedroom which is located at the other end of the house, also benefits from lovely vaulted ceilings, en suite bathroom, and double aspect. There is a high-quality family bathroom which then services the 2 remaining bedrooms.































LOCATION

Nestled in the picturesque county of Shropshire, the outskirts of Shrewsbury offer a harmonious blend of historic charm and modern amenities, making it an ideal place to call home. This enchanting region boasts stunning landscapes, vibrant local culture, and exceptional connectivity, perfect for families, professionals, and retirees alike. The scenic beauty of area, with its rolling hills and lush countryside, is complemented by the iconic Wrekin Hill—a popular spot for hiking and outdoor activities. The charming town of Shrewsbury, with its medieval architecture, independent shops, and delightful cafes, serves as the cultural and commercial hub of the area.

Residents and visitors alike can enjoy a variety of local attractions and events that celebrate the unique character and history of this vibrant community, ensuring there's always something exciting happening nearby. Excellent connectivity ensures that you're never far from where you need to be. Birmingham Airport, offering a wide range of domestic and international flights, is approximately 58 miles (93 km) away, while Manchester Airport, another convenient option, is about 65 miles (105 km) away. The Shrewsbury railway station provides direct services to major cities such as Birmingham, Manchester, and London, making commuting and leisure travel a breeze. Additionally, the M54 motorway and major A-roads, including the A5 and A49, offer swift and convenient routes to surrounding towns and cities. Combined with top-rated schools, diverse recreational facilities, and a calendar full of local events and festivals, Shrewsbury truly offers a perfect balance of rural tranquillity and urban convenience.





INFORMATION

All in all, this property is a very rare find, and offers not only the idyllic setting with a beautifully modelled home, but also easy access to M54 and main line stations.

Viewing is considered essential to fully appreciate this exquisite property.

Services

The property is understood to have electric, septic tank, and oil heating.

Local Authority

Council: Shropshire Council

Council Tax Band: G

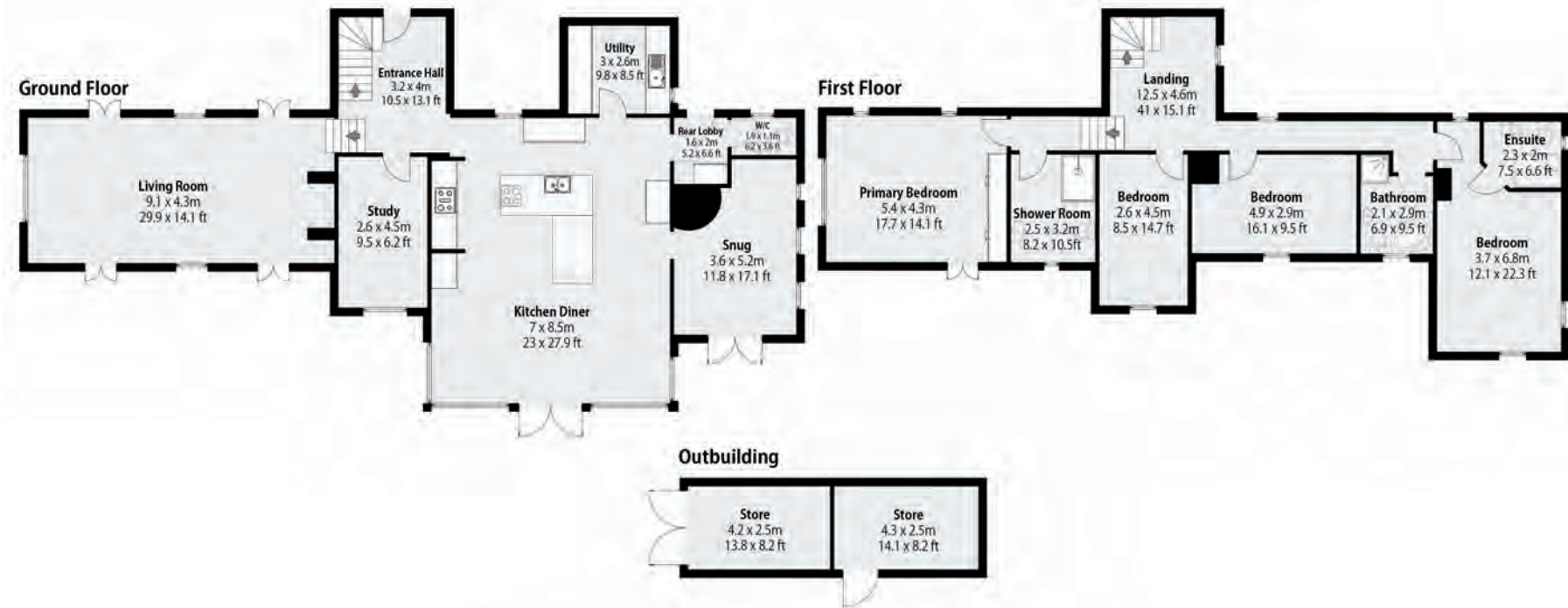
EPC: D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

Website

For more information visit <https://www.fineandcountry.co.uk/telford-estate-agents>



Main House Area: 267m² | 2874 Sq Ft.
Outbuilding: 21.3m² | 229 Sq Ft.
Total Combined Area: 288.3m² | 3103 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 04.06.2024





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JULIAN AMOS
PARTNER AGENT

Fine & Country Shrewsbury
07870 799 446
email: julian.amos@fineandcountry.com

Having grown up in Shropshire, I began my career in property sales in 1995 with DBJ, a niche Estate Agency in Shrewsbury. It was here that I discovered my passion for meeting new people and showcasing properties at their best. Following two successful years, I further honed my skills in the South East, achieving distinction at Hove Business School. I gained valuable experience with renowned Estate Agencies such as Hampton's International and Fox & Sons, specializing in high-end properties in London and affluent home counties.

After starting a family, my wife and I fulfilled our long-held plan to return to Shropshire in 2019. Now based in Market Drayton, with our children attending school in Shrewsbury at Prestfelde, I am delighted to be back home, working on home soil and doing what I love – selling luxury homes for fantastic clients. Thank you!

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Shrewsbury
Artillery Business Park, Park Hall, Oswestry, Shropshire SY11 4AD
01743 562960 | shrewsbury@fineandcountry.com

