

Rear Aspect



SAMUEL WOOD

Stapleton Cottage, Dorrington, Shrewsbury, Shropshire, SY5 7EQ

Offers In The Region Of £750,000



Stapleton Cottage, Dorrington

Shrewsbury, Shropshire, SY5 7EQ



- Attractive Detached Country House
- 4 Bedrooms & 5 Bathrooms (one ground floor)
- Light & Airy Stylish Kitchen & Utility
- Attractive Gardens extend to approx 0.25 Acre
- Outside Swimming Pool & Out Building
- Stunning Panoramic Rural Views
- 3 Spacious Reception Rooms
- Guest Cloakroom WC
- Picturesque South Shropshire Village
- EPC Rating E

Deceptively spacious, this detached country house must be viewed to fully appreciate its internal charm and character. Original oak beams, quarry tiled flooring and glorious unspoilt views across local countryside are just part of the overall appeal of Stapleton Cottage. The large gardens are mainly laid to lawn with patio areas and an outdoor swimming pool, providing the perfect space for entertaining family and friends. Situated in the delightful rural village of Stapleton yet close to the A49, commuters will be pleased to know that Shrewsbury is just 5 miles away and Church Stretton 8 miles. Included in the sale is OUTLINE PLANNING PERMISSION FOR A DETACHED DWELLING, APPLICATION NUMBER 19/04/907/OUT. Outbuilding with historical planning permission granted (2011) for a duplex apartment overlooking open countryside.



The interior of the property is generously proportioned, providing versatile space for different purposes. The layout offers flexibility, allowing for creative adaptations to suit individual needs. Whether one desires to create a spacious family home, a tranquil retreat, or a multi-functional workspace, the property offers plenty of possibilities.

Stapleton Cottage offers a generous layout on the ground floor, providing ample accommodation for a comfortable living experience. The main entrance welcomes you into a spacious hall, creating an inviting atmosphere from the moment you step inside.

The property features a cosy lounge with a log burner, perfect for relaxing evenings and creating a warm ambiance during colder seasons. Additionally, there is a separate drawing room, providing an additional space for entertaining guests or enjoying quiet moments.

The ground floor also includes a bathroom and guest cloakroom, offering convenience and accessibility for residents and visitors alike.

For formal dining occasions, a dedicated dining room is available, allowing you to host gatherings and enjoy meals with family and friends.



The kitchen is equipped to providing a functional and stylish space for culinary enthusiasts, with adjacent utility room offering added convenience, housing laundry facilities and boiler room.

Completing the ground floor is a useful store, offering practical storage solutions for household items and belongings.

The property has a useful basement area, split into two areas measuring 14'9 reducing to 10'11 x 9'7

The first floor accommodation, which is generously proportioned with four bedrooms and four bathrooms, provides spacious and comfortable living space and boasts picturesque rural views.

Stapleton Cottage is approached from the road with driveway parking. The detached nature of this property ensures privacy and tranquillity, providing an escape from the hustle and bustle of everyday life. The pleasant gardens surrounding the residence offer opportunities for outdoor activities and recreation, allowing residents to fully embrace their rural surroundings. The property also has an outdoor swimming pool with a detached outbuilding/pool room.

Services at the property

We understand that the property has oil heating, LPG gas to hob, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 15 Mbps & ultrafast 1000 Mbps

Flood Risk: Very low.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Directions

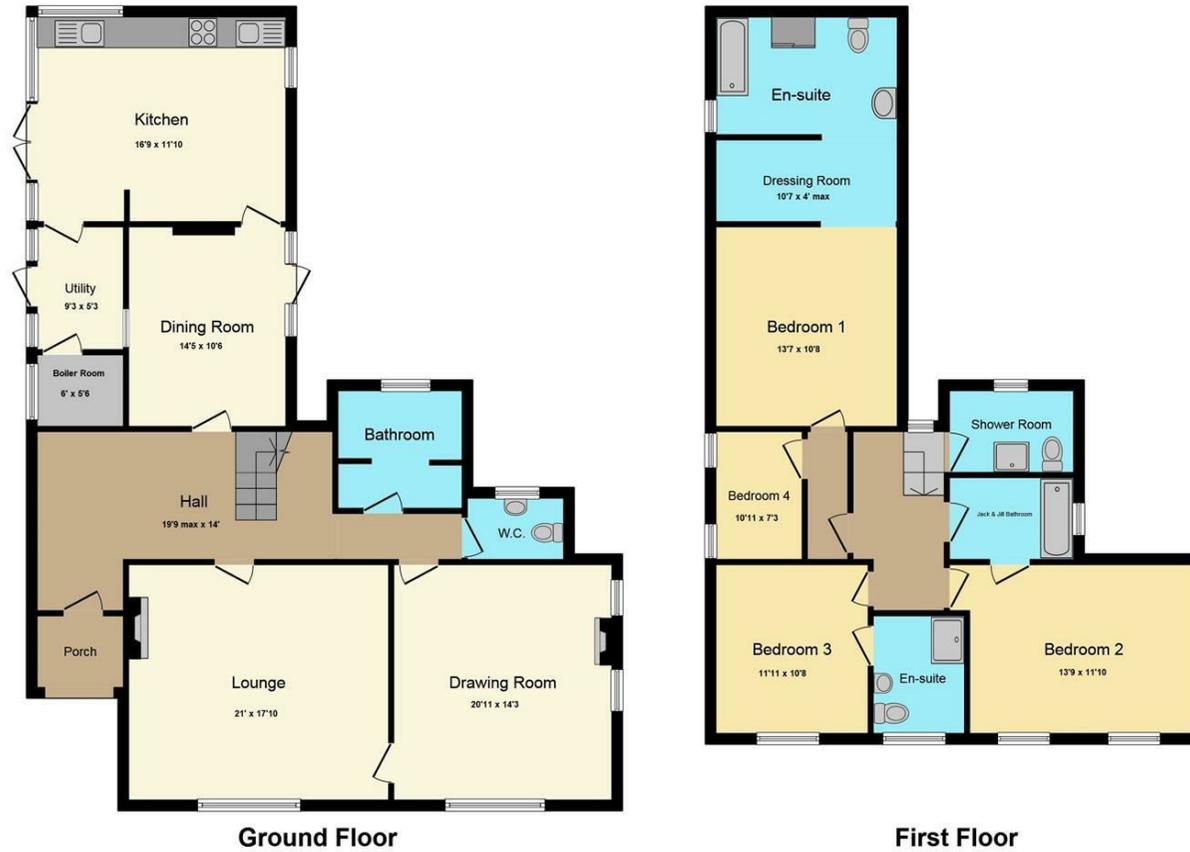
From Shrewsbury, proceed along the A49 passing through Bayston Hill for approx 3.5 miles. Take a right turn off the A49 signposted Stapleton, continue for a short while and turn right by the Lychgate. Proceed past the village Church on the left and Stapleton Cottage is the last property on the right-hand side.







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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