



SAMUEL WOOD

Hillview Cottage, Habberley, Shrewsbury, Shropshire, SY5 0SG

Offers In The Region Of £410,000



# Hillview Cottage,

Habberley, Shrewsbury, Shropshire, SY5 0SG



- Countryside Property
- Three Generous Sized Bedrooms
- Picturesque Rural Views
- Garden Room/Studio
- Sought After Location
- Extensive 5.5 acre plot
- Spacious Reception Room
- Log Burners
- Development Opportunity
- EPC Rating G

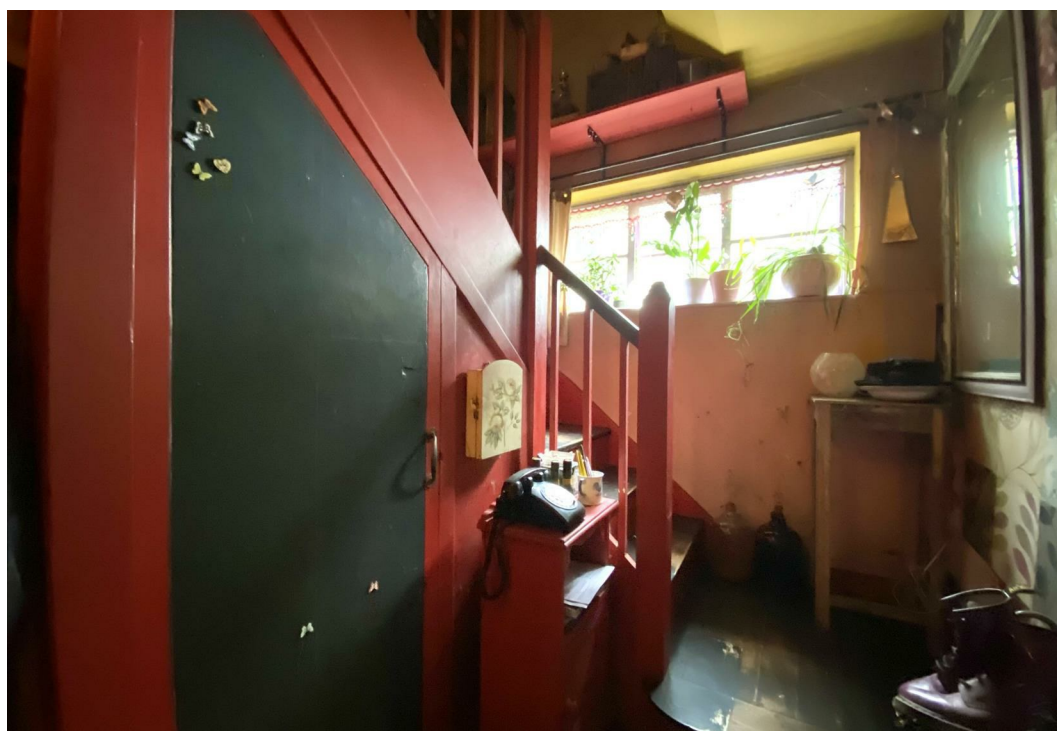
Samuel Wood is delighted to offer for sale this exciting development opportunity, the three bedroom cottage sits within a picturesque 5.5 acre plot, Hillview near Habberley and Snailbeach in south west Shropshire. The property has plenty of charm with well designed living spaces, complemented by excellent rural views and extensive land ideal for keeping animals. Close to local amenities including a pub, village hall, a church, beautiful countryside walks and useful road links. Viewing is highly recommended by the selling agent.

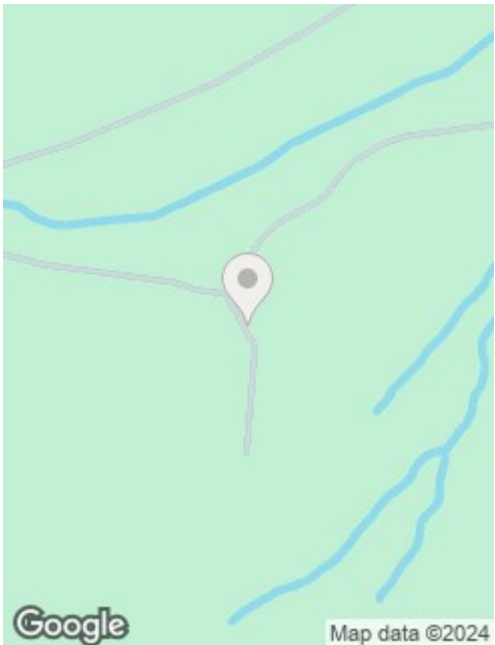
Hillview is a charming three-bedroom detached cottage situated near Habberley in West Shropshire, nestled within a generous 5.5 acre plot. The property boasts picturesque views of the surrounding countryside, offering a serene and idyllic retreat. The cottage itself includes a variety of living spaces designed to maximise comfort and functionality. On the ground floor, there is a well-proportioned kitchen, a cosy living room featuring a log burner for added warmth and ambiance, and a versatile garden room/studio, also equipped with a log burner, providing a perfect space for relaxation or creative pursuits.

Upstairs, Hillview comprises three inviting bedrooms, making it ideal for family living or hosting guests. The sleeping quarters are complemented by a family bathroom and a separate WC, ensuring convenience for residents and visitors alike. The layout is designed to be both practical and welcoming, with each room offering a unique view of the surrounding landscape. The cottage's rustic charm and traditional features, such as the log burners, add to its appeal, creating a homely and comfortable atmosphere.

However, Hillview does require some updates to bring it up to modern standards. Key areas needing attention include the windows and the central heating system, which are essential for improving the property's energy efficiency and overall comfort. These renovations present an opportunity for prospective buyers to personalise the cottage and enhance its functionality, potentially increasing its value. Despite the necessary work, Hillview remains a delightful property with significant potential, set in a stunning location that offers peace, privacy, and the beauty of the Shropshire countryside.







## Directions

What3words: [wiggles.kingdom.tutorial](https://www.what3words.com/wiggles.kingdom.tutorial) Heading from Pontesbury, as you reach the village of Habberley, you will branch off to the right then just before St Mary's church there is another right turning. Follow the road for a short while before turning right following sign post to Eastridge woods/Eastridge cycle route. Keep to the left past Eastridge woods and continue left into Upper Vessons Farm. Access is through the farm to the property. The property is approached along a track which may be unsuitable for some vehicles.

Services: We understand that the property has mains electricity, private water and private drainage (septic tank).

Broadband Speed: Basic 17Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold

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

Council Tax Band: B

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

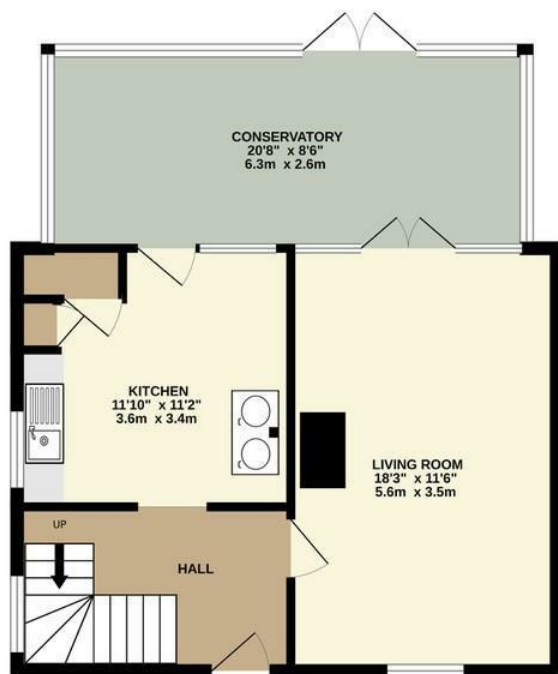
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



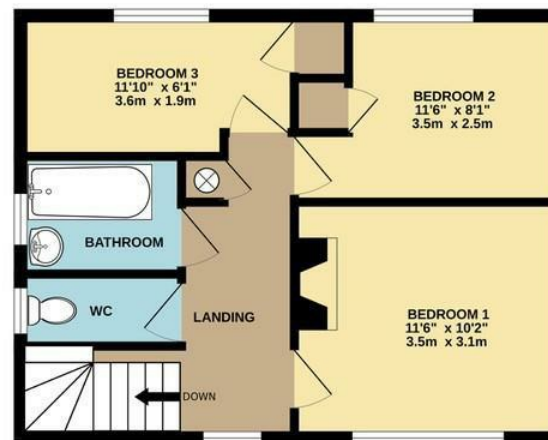


## Floor Plans

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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