



SAMUEL WOOD

Honeysuckle Cottage, 8 The Grove, Minsterley, Shrewsbury, Shropshire, SY5 0AG

Asking Price £245,000



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- Beautifully Presented Character Cottage
- Landscaped Garden & Driveway
- Utility & Downstairs Cloakroom
- Excellent Rural Views
- Gas Central Heating & Double Glazing
- Three Spacious Bedrooms
- Contemporary Kitchen
- Family Bathroom
- Ample Storage
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented cottage on The Grove in Minsterley, west Shropshire. Drenched in character the accommodation provides contemporary living spaces that offer a rustic rural charm. Complemented by an excellent front garden, a driveway with parking for three vehicles and rear courtyard providing pleasant views, this property makes the perfect countryside home. Honeysuckle Cottage has also been used as a successful holiday let for over 15 years for those looking to take on a new business venture, ask the agent for details. Viewing is highly recommended by the selling agent.

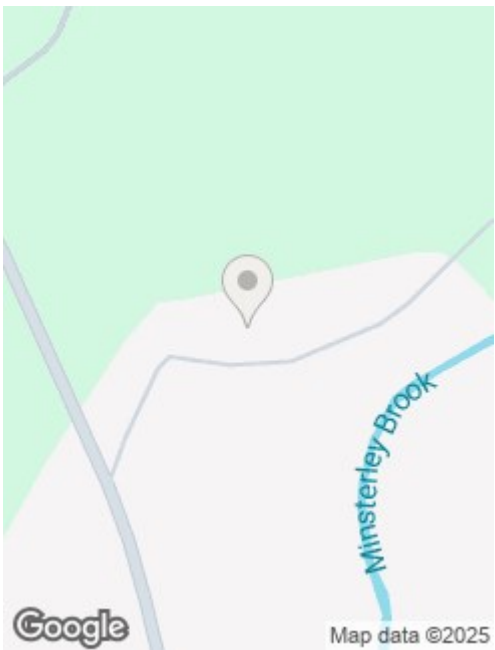
Honeysuckle Cottage welcomes you with a charming porch that leads into a cosy living room, a perfect blend of character and comfort. The living room boasts period features such as exposed beams and a rustic fireplace, creating a warm, inviting atmosphere. Adjacent to this is the contemporary kitchen, thoughtfully designed with modern fittings and ample counter space, offering the ideal setup for both everyday cooking and entertaining. Completing the ground floor is a small but practical utility area with a WC, adding convenience to the property.

Upstairs, the cottage features three generously sized bedrooms, each offering a sense of space and versatility. The largest bedroom is ideal as a master suite, while the remaining two rooms can easily accommodate family, guests, or serve as office or hobby spaces. The family bathroom is bright and well-appointed, providing a stylish yet functional space with modern fixtures that complement the home's traditional charm.

The front garden is beautifully landscaped, complete with a tranquil pond that enhances the cottage's idyllic appeal. A private driveway offers parking for up to three vehicles, making it as practical as it is picturesque. At the rear, the enclosed courtyard provides a peaceful retreat with pleasant rural views, perfect for outdoor relaxation or dining. Additionally, an outdoor storage building offers extra utility, making Honeysuckle Cottage a perfect blend of countryside charm and modern convenience.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16Mbps & Superfast 80Mbps

Flood Risk: 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: TBC

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.







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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