



SAMUEL WOOD

Blackberry Cottage, Aston Rogers, Westbury, Shrewsbury, Shropshire, SY5 9HQ

Asking Price £550,000



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- Beautifully Presented Cottage
- Four Generous Sized Bedrooms
- Open Plan Dining Kitchen
- Sought After Location
- Spacious Reception Rooms
- Stunning Countryside Views
- Family Bathroom & En-Suite
- Delightful Gardens
- Extensive Driveway & Garage
- EPC Rating E

Samuel Wood is delighted to offer for sale this beautifully positioned immaculately presented detached four bedroom countryside property. A relatively modern construction the cottage boasts contemporary living spaces combined with a traditional charm, bespoke interior all complemented by stunning gardens. Situated in the beautiful hamlet of Aston Rogers, surrounded by stunning countryside views and only a short driving distance to Shrewsbury town centre. Viewing is highly recommended by the selling agent.



Front Entrance Door to:

Entrance Hall

With oak flooring, access to cloakroom, kitchen, living room and staircase ascends to the first floor accommodation with under stairs store cupboard.

Guest Cloakroom

Comprising: WC, wash hand basin, electric radiator, oak flooring.

Living Room

A beautiful feature of Blackberry Cottage with oak flooring, recess incorporates a log burner, double glazed window to the front and double glazed French doors with side windows to the rear patio allowing for full impact of the stunning rural aspects.

Dining Kitchen 25'7 x 14'5 max (7.80m x 4.39m max)

Fitted with Shaker style units with granite worktops and upstand, dual Belfast style sink with Franke tap, Falcon Aga, provision for white goods, integrated dishwasher, double glazed window to the front aspect with stunning views, tiled flooring. The dining area has further wall units for storage and double glazed window and French doors to the patio, ceiling spot lights.



Utility

With work top and cupboard, provision for appliances, sink unit, tiled splash and shelving, double glazed opaque door to the patio and integral door to the garage.

From the entrance hall, the carpeted staircase ascends and turns to:

Landing

With airing cupboard enclosing the hot water cylinder, access to the loft, carpet flooring, access to four bedrooms and family bathroom.

Bedroom 1 14'2 x 11'10 (4.32m x 3.61m)

The main bedroom with carpet flooring, electric radiator, double built-in wardrobes, ceiling spot lights and double glazed window to the rear.

En-Suite

Comprising: large walk-in shower enclosure with dual shower heads, WC, wash hand basin, electric heater, ceiling spot lights, tiled flooring and double glazed window to the rear.

Bedroom 2 14'6 x 9'1 (4.42m x 2.77m)

With double glazed window to the rear with beautiful views, electric radiator, built-in wardrobe, ceiling spot lights.

Bedroom 3 9'10 x 8'6 (3.00m x 2.59m)

A good sized double room with carpet flooring, electric radiator, double glazed window to the front aspect.

Bedroom 4 9'10 x 9'1 (3.00m x 2.77m)

A good sized single room with carpet flooring, double glazed window to the front aspect, electric radiator, built-in wardrobe, ceiling spot lights.

Family Bathroom

Comprising: bath with shower, WC, wash hand basin, double glazed velux window, ceiling spot lights, electric towel radiator, tiled flooring.

Outside

The property is approached over a large horseshoe driveway with a feature central shrub bed with lighting, bordered by fencing and hedging and access is given to the garage and the rear.

Garage 17' x 9'10 (5.18m x 3.00m)

Delightful Landscaped Rear Gardens

A lovely feature of the property with a good sized patio area ideal for outdoor dining and entertaining, a neatly kept shaped lawn extends with flower and shrub borders with a mix of gravel and bark. There is also a summerhouse/storage shed and next to this is a 1000L rainwater harvesting system. The garden is enclosed by a mix of hedging and fencing and allows full impact of the views towards the countryside and Shropshire Hills.





Services at the property

We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 30 Mbps

Flood Risk: Very Low.

Local Authority

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

Council Tax Band: D

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

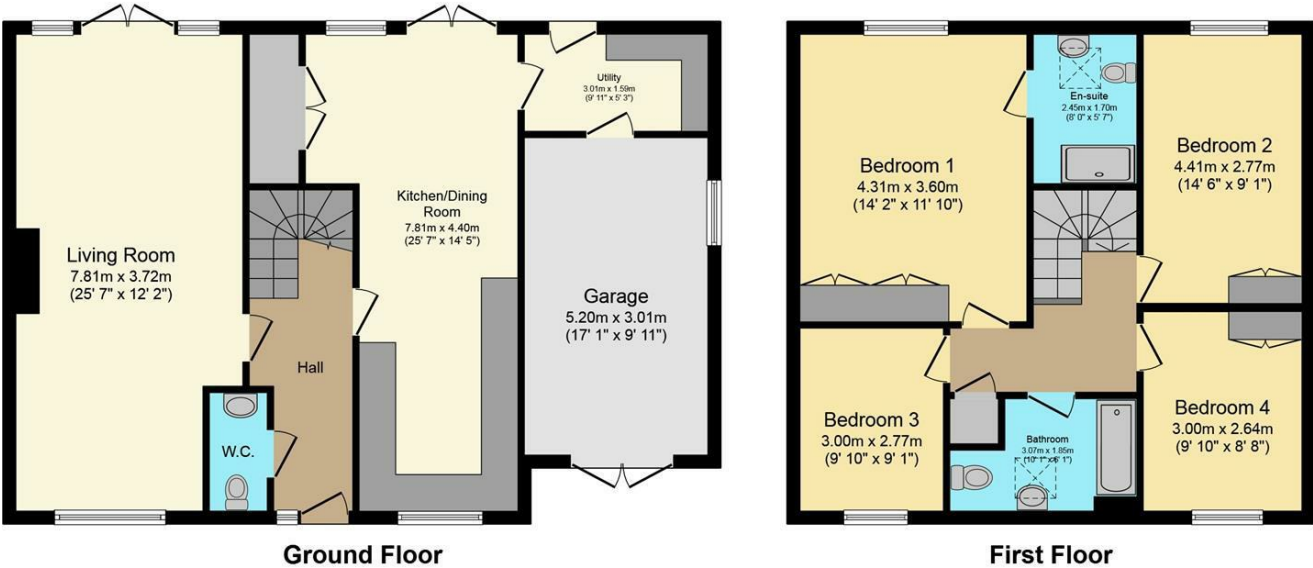
From Shrewsbury, take the B4386 Welsh Border/Montgomery Road for approximately 8.5 miles, passing through the villages of Yockelton and Westbury. From Westbury continue and take a right turn into Aston Rogers, passing Hollies Farm on the right hand side, then immediately turn right into the lane (Dog Rose Bank). Continue up the lane where the property can be found approximately 100 yards on the right.







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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