

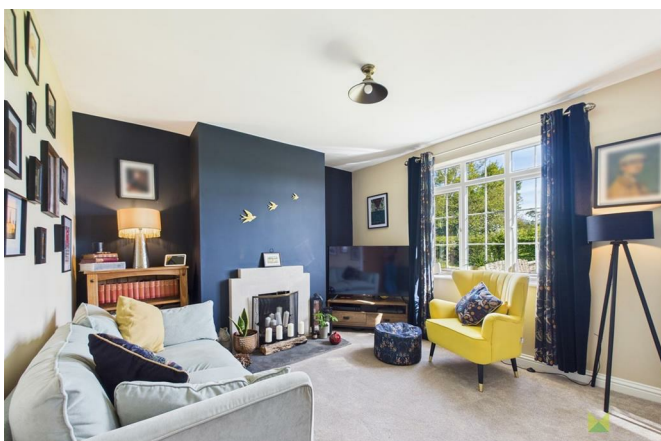
2 Abbey Cottages Marchamley Shrewsbury SY4 5LN



3 Bedroom House - Semi-Detached
Guide Price £375,000

The features

- RECENTLY RENOVATED
- PERIOD CHARM
- FAR-REACHING OPEN COUNTYSIDE VIEWS
- VISTAS ACROSS TO HAWKSTONE FOLLIES
- BEST OF BOTH WORLD SEMI RURAL LOCATION
- THREE GENEROUS BEDROOMS
- LUXURIOUS BATHROOM
- TRADITIONAL COUNTY KITCHEN/DINING ROOM & LIVING ROOM
- STANDING 0.31 ACRES OF GARDENS AND GROUNDS
- EPC E



**** EXTENSIVELY RENOVATED WITH BREATH-TAKING RURAL VIEWS ****

A former estate cottage which has undergone an extensive scheme of renovation works under the current ownership to now offer light and elegant accommodation which blends traditional farm cottage charm with the benefits of both modern infrastructure and finishes. Each room in the house enjoys an uninterrupted views across picturesque countryside scenes.

Well-suited to those downsizing yet desiring open spaces or to a growing family.

Occupying an enviable semi rural location surrounded by open farmland and providing ease of access to the A49 and nearby market Towns of Wem and Whitchurch.

The accommodation in brief comprises Porch, Kitchen/Dining Room, Living Room, Utility Room, Bathroom and Three Bedrooms

The property has oil fired central heating and double glazing throughout. The property stands within grounds and gardens totalling approximately 0.31 acre in all.

Property details

LOCATION

The property occupies an enviable semi rural location surrounded by idyllic open countryside and is ideally placed for access to Wem, Whitchurch and Shrewsbury. For commuters there is ease of access to the A41/A49 and motorway networks beyond to both the North and South. The nearby village of Prees offers a range of amenities including shops, doctors surgery and schooling.

PORCH

Approached via a handsome solid oak front door and laid to tile flooring. Door into the

OPEN PLAN KITCHEN AND DINING ROOM

An utterly charming entertaining space laid to striking lime flagstones. The kitchen is fitted with a range of timeless shaker style cabinetry under contrasting Beech worksurfaces, incorporating a large Belfast sink and four ring burner hob. A range of integrated appliances include and under counter fridge, freezer and dishwasher. There is ample space for a dining room table and chairs along with useful under stairs storage space. Window overlooking the garden and open fields beyond.

LIVING ROOM

A uniquely styled and superbly welcoming room of generous proportions featuring an open fireplace set into striking art deco surround. Window overlooking the garden.

BATHROOM

Comprehensively fitted with a sophisticated white suite comprising free standing roll top bath, shower cubicle, low lever flush WC and saver hand wash basin.

UTILITY ROOM

With space and plumbing for washing machine. Window to the rear.

Staircase rises to the first floor landing.

PRINCIPAL BEDROOM

An spacious double bedroom of elegant proportions with bespoke built in wardrobes and further space for free standing furniture. Splendid views from the bed across to Hawkstone Follies.

BEDROOM TWO

Another well-proportioned room with built in wardrobes and window to the rear.

BEDROOM THREE

Currently serving as a dressing room, however could be utilised as a single room or home office. Window to the rear.

OUTSIDE

Approached over a gravelled driveway and accessed through double wooden gates, there is ample forecourt parking for a number of vehicles.

The delightful gardens wrap around the side and front of the house and enjoy sun throughout the course of the day. From the side of the house extends a terrace ideal for alfresco dining and from where to enjoy the staggering countryside views. The gardens are mainly laid to lawn with a sizeable vegetable patch. From throughout the grounds there are borrowed views across endless open countryside with the Iconic Hawkstone Follies in the distance.

Within the grounds is a useful, substantial timber store set on concrete pad.

Approximately 0.31 acres in all.

GENERAL INFORMATION

AGENTS NOTE

The access track to the property is unregistered and the current owner has taken out an indemnity policy against this.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

Oil fired central heating. Mains electric and water. Private drainage to shared septic tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band tbc. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

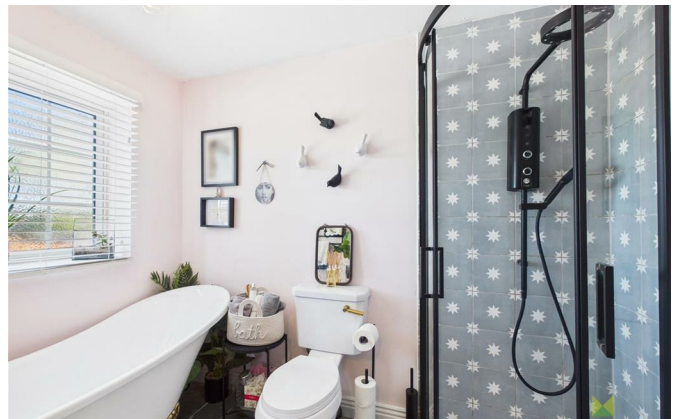
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

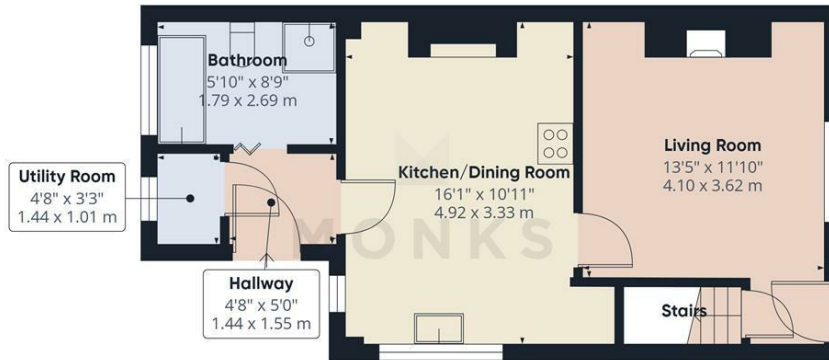
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

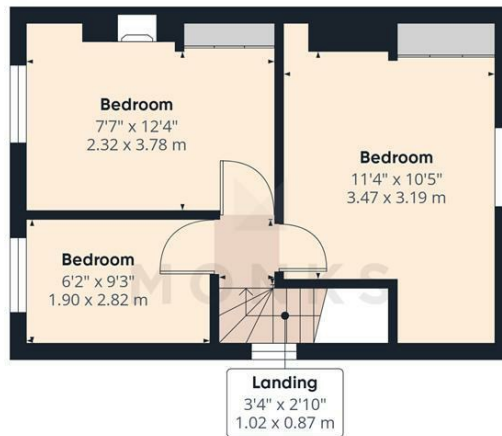
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Floor 0



Floor 1

Approximate total area⁽¹⁾
766 ft²
71.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:


Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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