

Glen Cottage Evenwood, Near Count Moor, Shrewsbury,  
Shropshire, SY5 6BE

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £625,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN. This is a most attractive, much improved and spacious three bedroom detached cottage, with a separate one bedroom annex, set in grounds approaching approximately 2.0 acres. The property occupies a beautiful position, adjacent to country lanes and surrounded by fields and forestry. Dating back to the 1700cc, this extended cottage offers a wealth of character and charm and can only be fully appreciated by early internal inspection which comes highly recommended by the selling agent. This highly desirable rural setting is within easy reach of local amenities, schooling, shops with transport links that Shrewsbury offers with the town being approximately 8 miles away. Commuters will be pleased to know that access to the local bypass which links up to the M54 motorway network is also readily accessible from the property.

The accommodation briefly comprises of the following: reception hallway, snug, lounge, dining room, refitted kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, two further bedrooms, attractive bathroom, large driveway, good size garage with two adjoining stables, former gym with sauna and wet room, detached two storey one bedroom annex which could be used for further accommodation for relatives or alternatively holiday letting. property sits in ground extending to approximately 2.0 acres, extensive double glazing, LPG central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with wooden framed glazed entrance door gives access to:

**Reception hallway**

15'5 x 8'11

Having tiled floor, glazed window to front, antique style radiator, wood burning stove set to a feature exposed stoned hearth/wall, exposed timbers to ceiling and to two walls.

From reception hallway door gives access to:

**Snug**

12'0 x 8'10

Having glazed window to front, exposed beams to ceiling, feature walls with exposed timbers, antique style radiator.

Door from snug gives access to:

**Impressive dining room**

18'3 x 9'10

Having exposed timbers and beams to ceiling, range of sealed unit double glazed windows, sealed unit double glazed French doors give access to gardens, two antique style radiators, feature wall with exposed timbers.

From reception hallway access is given to:

**Refitted kitchen/breakfast room**

12'10 x 11'10

Having a range of replaced attractive eye level and base units with built-in cupboards and drawers, glass display cabinets with centralised plate rack, display unit to side and storage cupboards below, kitchen island, fitted Granite worktop with inset Belfast style sink with mixer tap over, tiled splash surrounds, integrated dishwasher, Range Master cooker with five ring gas hob, integrated fridge, sealed unit double glazed window to side, sealed unit double glazed French doors giving access to rear gardens, exposed timbers to ceiling.

Door from reception hallway gives access to:

**Utility room**

11'3 x 6'11

Having eye level and base units, fitted wooden worktops, space for appliances, Belfast style sink with mixer tap over, wall mounted Worcester central heating boiler, tiled floor, stable style door giving access to side of property, recessed spotlights to ceiling.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, tiled floor, two glazed windows.

Door from refitted kitchen/breakfast room gives access to:

**Lounge**

17'10 x 12'11

Having sealed unit double glazed French doors giving access to rear of property, two sealed unit double glazed windows to side, wood burning stove set to an exposed feature brick chimney breast, exposed timbers and beams to ceiling, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having sealed unit double glazed window to front, exposed wooden flooring, exposed beams to ceiling and two walls.







From first floor landing doors then give access to all bedrooms and bathroom.

**Bedroom one**

13'10 x 12'10

Having fitted wardrobes, antique style radiator, UPVC double glazed window to rear, wall light points.

Double part glazed wooden doors then give access to:

**Ensuite shower room**

Having tiled shower cubicle, pedestal wash hand basin, fully tiled to walls, recessed spotlights, extractor fan to ceiling, heated towel rail.

**Bedroom two**

12'11 x 10'11

Having UPVC double glazed window to rear, antique style radiator, feature part paneling to walls, loft access.

**Bedroom three**

12'3 x 8'8

Having sealed unit double glazed window, feature exposed beams and timbers, radiator.

**Attractive bathroom**

Having roll top bath with antique style mixer tap over and handheld shower attachment off, pedestal wash hand basin, low flush WC, antique style radiator, exposed timbers and beams, sealed unit double glazed window to side, heated towel rail, exposed wooden flooring, linen store cupboard

**Outside**

To the front of the property there are well established gardens comprising: paved patio areas, paved pathway giving access to front door, shaped lawn gardens with a variety of mature specimen shrubs, plants and bushes. To the side of this gated access leads to a generous brick driveway which leads to a brick paved turning area/further driveway. From the driveway access is then given to:

**DETACHED ANNEX**

Which comprises:

**Hallway**

From annex hallway door gives access to:

**Lounge**

14'2 x 13'5

Having coal effect fire, double glazed window.

from annex hallway door gives access to:

**Kitchenette**

4'11 x 4'7

Having base units with built-in drawers above, fitted worktop with inset stainless steel sink, double glazed window.

Door from annex hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, part tiled to walls, night storage heater.

From annex hallway stairs rise to:

**First floor bedroom**

15'5 max x 9'9

Having sloping ceilings, UPVC double glazed window, fitted wardrobe.

From first floor bedroom door gives access to:

**Ensuite shower room**

Having tiled shower cubicle, glazed window.

**Agents note:**

The vendors inform us that an opportunity exists to have a second income to convert the annex to an Air BnB, should the new owners choose.

Gated access from the turning area of the driveway leads to a further paved forecourt which gives access to:

**Garage and adjoining stables**

**Garage**

17'7 x 13'11



**Stable one**  
17'8 x 10'0

**Stable two**  
17'8 x 10'1

To the rear of the property there is a former gym with wet room and sauna.

**Gym area**  
15'11 x 8'0

Having three sets of UPVC double glazed sliding doors, wall mounted electric heater, wooden flooring.

**Wet room**

Comprises: Wall mounted showers, tiled floor, fully tiled to walls, spotlights to ceiling.

**Sauna area**

Comprises: Tiled floor and wooden seating area.

**Rear gardens**

Comprise: Decked area, paved patio, sun terrace, low maintenance stone sections, large lawn gardens, woodland area. The property sits in grounds extending to approximately 2.0 acres.

**Directions**

On leaving the village of Cross Houses continue for 1.3 of a mile and turn right signposted for Kenley, Harnage and Cound. Once in Cound at the cross roads turn left signposted for Cound Moor, Acton Burnell and Kenley, continue for approximately 1.1 of a mile until reaching Cound Moor and then continue for a further 0.3 of a mile and on the right hand side Cound Moor village hall is situated. From here continue for a further 0.2 of a mile and the property will be situated on the right hand side clearly identified with our For Sale board.

**Services**

Mains water, electricity, LPG central heating, septic drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

