



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Rowan Cottage, Loppington, Shrewsbury, SY4 5ST**

**£550,000 Region**

To view this property please call us on **01743 236 800** Ref: C7379/GM/KQ

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# A particularly attractive, Grade II Listed, four bedroom detached cottage.

This particularly attractive, Grade II Listed, four bedroom detached cottage dates back to approximately 1650 and boasts a wealth of character features throughout, including; exposed beams and original fireplaces. The spacious, yet versatile accommodation briefly comprises; kitchen/breakfast room, dining room, lounge, study, large store room with utility area and cloakroom/wc. Three ground floor bedrooms with one having en suite bathroom and a further shower room. 4th bedroom to the first floor with a bathroom and large store room. Externally the property benefits from a well established and neatly kept rear garden, ample parking, two driveways and a detached outbuilding which provides an excellent opportunity for additional accommodation, holiday let, or home office. Internal inspection is highly recommended.

The property occupies an enviable position in this centre of this much sought after village, where there is an excellent range of local amenities, including a popular public house/restaurant, village church, local garage and frequent school bus service.



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## INSIDE THE PROPERTY

### KITCHEN

19'3" x 8'6" (5.86m x 2.58m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash

Space for white goods

Window to the front

Tiled floor

Door to rear garden

### DINING ROOM

13'0" x 12'11" (3.95m x 3.94m)

Exposed wall and ceiling beams

Window to the front

### LOUNGE

19'3" x 13'10" (5.86m x 4.22m)

Feature fireplace with an open fire

Exposed wall and ceiling beams

Quarry tiled floor

Windows to the fore and rear

Door to garden

Opening to:

### STUDY

9'2" x 10'4" (2.79m x 3.15m)

Quarry tiled floor

Window to the front

### STORE ROOM

Access to Cellar.

### UTILITY ROOM

5'11" x 3'3" (1.81m x 1.00m)

Space and plumbing for white goods

### WC

WC low type flush

Tiled floor

Window to the side

### INNER HALLWAY

### MASTER BEDROOM

6'7" x 12'8" (2.00m x 3.87m)

Windows overlooking the rear garden

### EN SUITE BATHROOM

Panelled bath

Pedestal wash hand basin, wc

Tiled floor

### BEDROOM 2

12'4" x 10'11" (3.75m x 3.32m)

Windows to the front and side

### BEDROOM 3

6'7" x 9'7" (2.01m x 2.92m)

Window to side

### SHOWER ROOM

White suite comprising;

Tiled shower cubicle

Wash hand basin, wc

Tiled walls and floor

Built in airing cupboard

Off the Study, a doorway provides access to AN ENCLOSED STAIRCASE which rises to a FIRST FLOOR LANDING giving access to:

### BEDROOM 4

12'10" x 14'7" (3.90m x 4.45m)

Window to the front

Range of fitted wardrobes

Door to:

### LARGE STORE

Window to side.

This room could easily be converted to further living accommodation (Subject to any necessary planning permissions)

### BATHROOM

White suite comprising;

Panelled bath

Wash hand basin, wc

Range of built in store cupboards

## OUTSIDE THE PROPERTY

The property has access over two driveways via wooden gates, providing parking for several cars.

The rear garden is of good size and extremely neatly kept, providing a shaped lawn area with well stocked herbaceous shrub borders, inset trees and a large paved patio area.

Generous OUTBUILDING which is currently used as a garden store and workshop, however (Subject to any necessary planning permissions), could easily be converted to additional accommodation, a home office, studio or holiday let.

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FLOOR PLANS ...

**Ground Floor**

Approx. 1443.0 sq. feet



**First Floor**

Approx. 497.2 sq. feet



**Outbuilding**

Approx. 221.7 sq. feet



Total area: approx. 2161.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the A528 (Ellesmere Road), through Albrighton. On reaching Harmer Hill, bear left just after the Bridgewater Arms, continuing on the A528 towards Ellesmere. On reaching Burlton, turn right on the B4397 towards Loppington. Continue along this road, eventually entering the village, continue past Loppington Garage and the property will be found on the right hand side.



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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