



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Spring Cottage, The Squilver, Ratlinghope,
Shrewsbury, SY5 0SL**

£295,000 Region

To view this property please call us on **01743 236 800** Ref: C7421/GM/KQ

An attractive and well presented, two bedroom barn conversion.

'This attractive and well-presented, barn conversion has a wealth of period features, including exposed beams and stone walls. It has the potential to be a perfect family home or a holiday let. The accommodation is set over two floors and briefly comprises; entrance hall leading to kitchen/dining room, lounge, both with views across the fields, to the Stiperstones ridge. A wide staircase, flooded with natural light, leads to the bathroom and two double bedrooms. There is private parking/storage within a separate detached barn. A neatly kept rear garden has a high degree of privacy whilst enjoying beautiful panoramic views over the Shropshire countryside. The property benefits from double glazing, LPG gas fired central heating and no onward chain.

This property is situated in a small settlement of only five properties, nestling on the south edge of The Stiperstones, enjoying excellent walking routes within the South Shropshire AONB, The Devil's Chair and the Shropshire Way. Nearby amenities can be found in Wentnor, Church Stretton, Bishops Castle and the county town of Shrewsbury being about 13 miles away.



INSIDE THE PROPERTY

ENTRANCE HALL

Wood effect flooring

Large built in storage cupboard housing LPG gas fired central heating boiler and providing space and plumbing for washing machine.

KITCHEN / DINING ROOM

14'6" x 12'11" (4.43m x 3.93m)

Modern kitchen with a range of matching wall and base units comprising of cupboards and drawers with worktops over Tiled splash

Integrated four ring hob with extractor over and double oven beneath

Window to the front overlooking the courtyard

Wood effect flooring

Exposed brickwork and exposed ceiling beam

Door to rear garden

LOUNGE

14'6" x 11'1" (4.43m x 3.37m)

Windows to the front and rear overlooking the courtyard to the front and garden to the rear with stunning countryside views beyond to the Stiperstones.

Understairs storage recess

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with exposed beams, Velux window.

BEDROOM 1

14'6" x 12'11" (4.43m x 3.93m)

Exposed beams

Two Velux windows with views to Stiperstones and The Long Mynd.

Built in wardrobe space with fitted hanging rail and shelving

BEDROOM 2

14'6" x 8'1" (4.43m x 2.46m)

Exposed beams

Feature shelves with exposed brick and stone walling

Two Velux windows again, boasting stunning countryside views

BATHROOM

Modern white suite comprising;

Panelled bath with shower screen and shower unit over

Pedestal wash hand basin, wc

Tiled walls

OUTSIDE THE PROPERTY

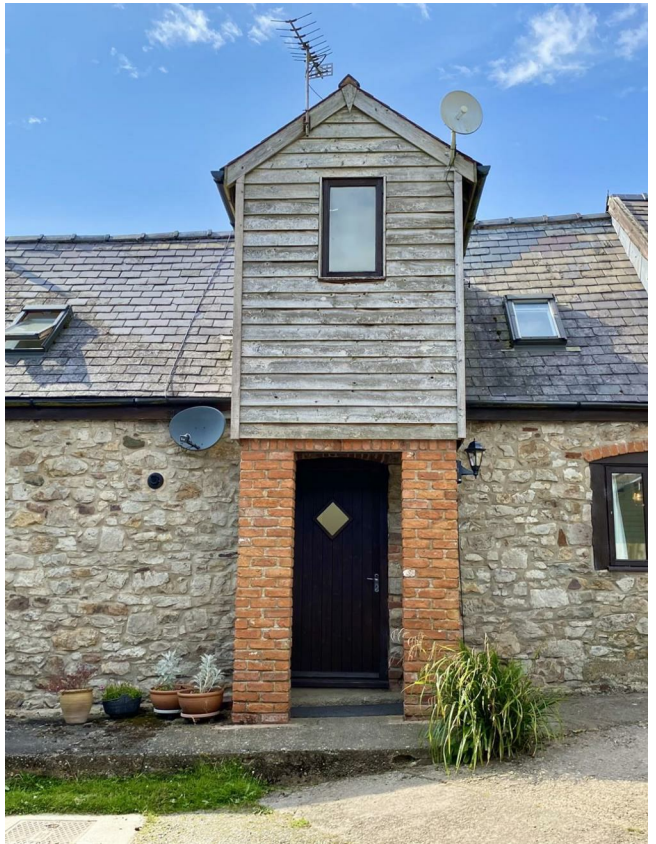
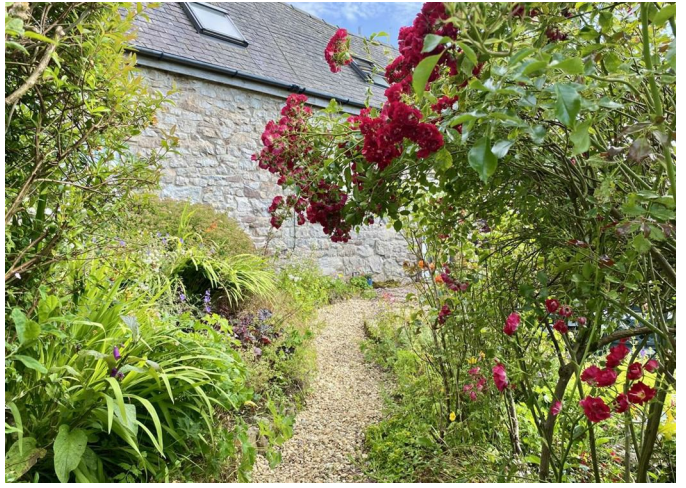
The property can be approached via a courtyard providing parking and access to the barn, or via the garden gate.

There is a pretty rear garden with a paved patio, seating area where you can enjoy the scenic views but with a high degree of privacy. It is well stocked with floral beds and gravelled walkway which leads to wooden gate to the drive and surrounding countryside.









FLOOR PLANS ...

Ground Floor

Approx. 400.2 sq. feet



Outbuilding

Approx. 288.2 sq. feet



First Floor

Approx. 415.2 sq. feet



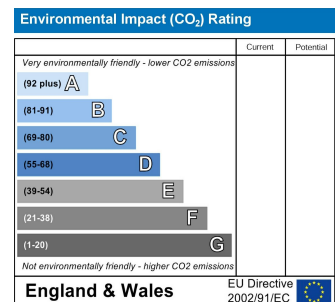
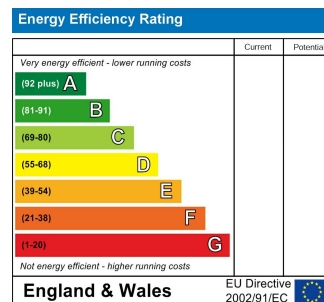
Total area: approx. 1103.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the Longden/Pulverbatch Road past the Nuffield Hospital. Follow the road through Hook-a-gate, Annscroft, Longden and Pulverbatch. After leaving Pulverbatch, continue for approximately 4.5 miles and immediately after passing the sign to The Bridges (Horseshoe Inn), take the next right onto The Stiperstones. Follow the road for just over a mile and immediately after crossing the second cattle grid, turn left onto the drive of The Squilver, where the property will then be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains electricity is connected. Private spring water. Private drainage. LPG gas 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:

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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