



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Tom's Cottage, Lower Botvyle, All Stretton,
Church Stretton, SY6 7JN**

**Offers In The Region Of
£275,000**

To view this property please call us on **01743 236 800** Ref: C7656/WM/lrd

A unique and well maintained two bedroom country residence.

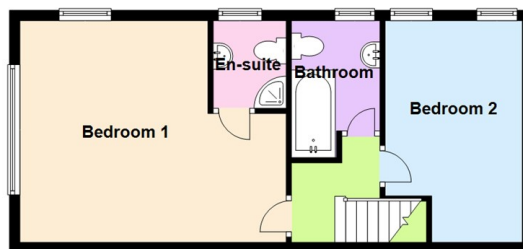
This unique, well maintained, barn conversion provides well planned accommodation throughout, briefly comprising: living room, kitchen/dining room, master bedroom with en-suite shower room, second bedroom and bathroom. The property benefits from gas fired central heating. Two parking spaces to the front. The property benefits from LPG gas and septic tank drainage.

The property occupies a lovely setting, enjoying stunning views towards The Caradoc and Lawley and also across the Stretton valley. Situated approximately 2 miles north of Church Stretton and 12 miles south of Shrewsbury.



FLOOR PLANS

Ground Floor



First Floor

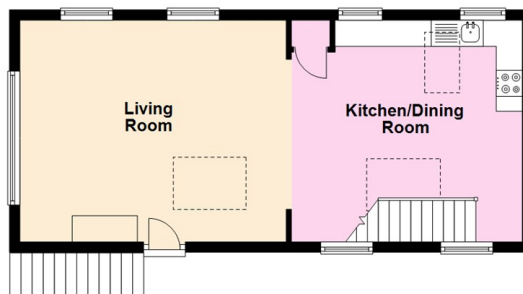


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

LIVING ROOM

13'11" x 16'9" (4.25m x 5.11m)

Feature log burner and exposed wooden beams
Large window providing fantastic views
Two windows to the side and a skylight

KITCHEN/DINING ROOM

13'11" x 14'6" (4.25m x 4.43m)

Free flowing access between the two
Kitchen fitted with a range of base units
Two skylights providing ample natural light
Storage cupboard
Windows to the side

From the dining room, STAIRCASE descends to the LOWER
GROUND FLOOR

BEDROOM 1

13'11" x 16'9" (4.25m x 5.11m)

Windows to the side and rear

EN-SUITE SHOWER ROOM

Window to the side

Shower cubicle

Low flush WC

Wash hand basin

BEDROOM 2

13'11" x 8'8" (4.25m x 2.63m)

Two windows to the side

BATHROOM

Window to the side

Panelled bath

Low flush WC

Wash hand basin

OUTSIDE THE PROPERTY

The property is accessed over a shared driveway which leads to the front of the property, where there are two parking spaces and an outside patio area, perfect for entertaining, whilst providing countryside views. There is also a bin and log store.



HOW TO FIND THIS PROPERTY

Approaching from the Miller Evans office in Church Stretton, travel along Sandford Avenue towards the traffic lights and head back on the A49. After some distance, take a right turn off the main road heading towards Comley. After a short distance, the property will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. LPG gas.

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: A

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.

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		

Environmental Impact (CO ₂) 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		

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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