



2 & 3 Warrant Road Cottages
Stoke on Tern, Shropshire

barbersRURAL
rural surveyors & property agents

2 & 3 Warrant Road Cottages

Stoke on Tern | Shropshire | TF9 2DZ

Market Drayton 5.5 Miles | Whitchurch 12 Miles
Shrewsbury 16 Miles | Telford 16 Miles

TWO DERELICT TERRACED COTTAGES
WITH ADDITIONAL PADDOCK, IN ALL ALMOST 2.6 ACRES,
SET IN A TRANQUIL RURAL LOCATION.

Two derelict cottages in need of complete renovation and modernisation

Set within 0.96 Acres (0.39 Ha) of gardens and woodland

Includes two disused pig sheds

Additional 1.60 Acre (0.65ha) paddock

Situated in a lovely rural location

Opportunity to create a fantastic family home

Excellent development and improvement potential

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This is a rare opportunity to acquire two cottages with extensive grounds in a peaceful rural setting, offering the chance to create a wonderful family home. With ample gardens, a paddock and woodland this property is perfect for those seeking to embrace the good life in the countryside, combining space, privacy and character with the scope for modern refurbishment and extension.

The Properties & Gardens

The cottages have not been inhabited for a number of years and require complete refurbishment. No. 2 currently consists of one bedroom, a bathroom, sitting room and kitchen. Next door No. 3 offers two bedrooms, a bathroom, sitting room, further reception room and kitchen. Despite the current state of disrepair both properties retain charming original features, including quarry tile floors and pantry cupboards under the stairs.

Set within overgrown gardens that could be transformed into a delightful outdoor space, the plot also includes a wooded area with a pond, brick outside W.C and two run-down pig sheds.

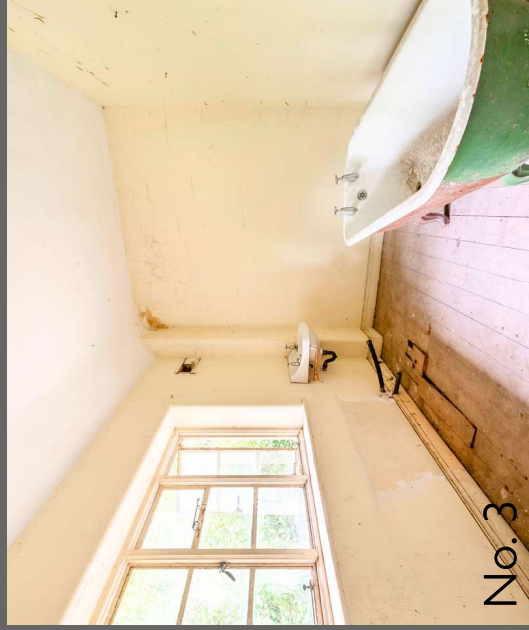
With scope for improvement and subject to planning permission, these cottages offer the potential to create a stunning family home, with the possibility to extend further.

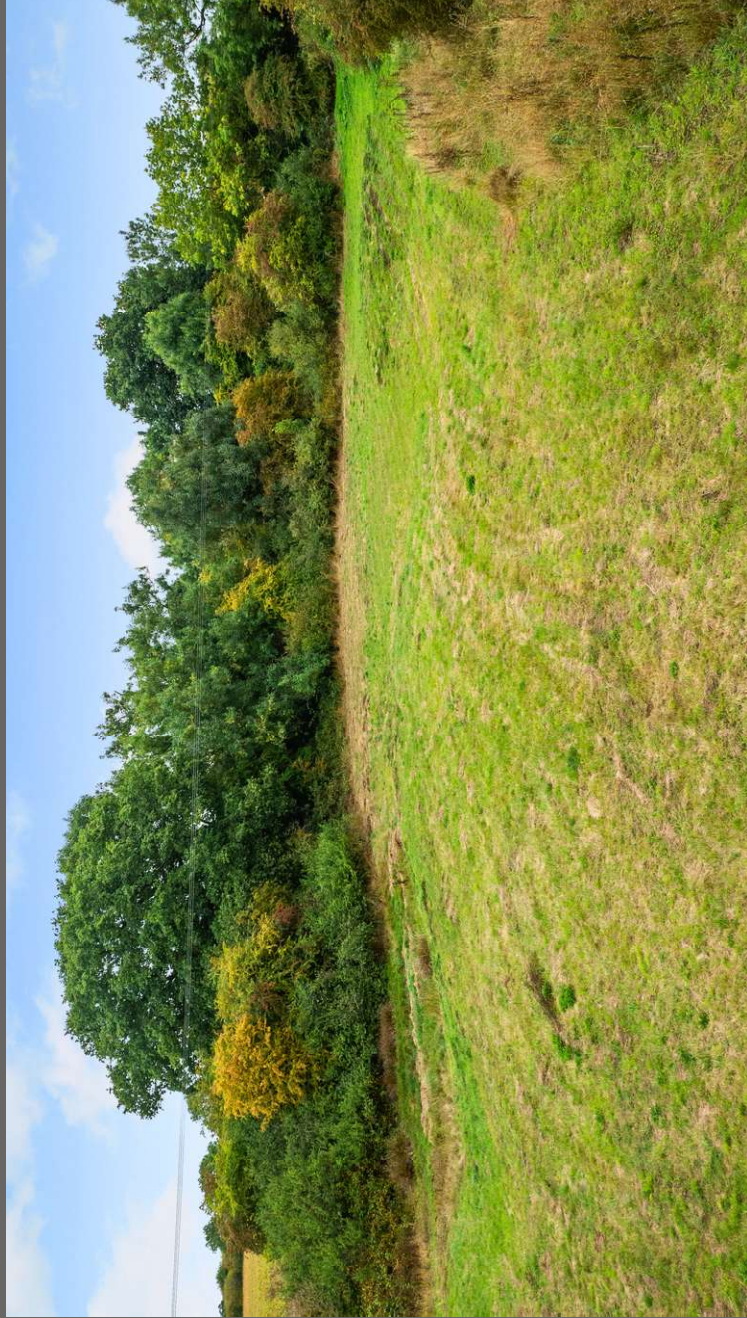
The Land

Adjacent to the properties is a 1.60 Acre (0.65 Ha) paddock, accessible both from within the cottages' grounds and via a green lane at the rear that connects to Warrant Lane. The paddock is mainly grass bordered by mature hedgerows and includes a wooded area, making it ideal for the grazing of ponies or stock or as additional amenity space.

Location

2 & 3 Warrant Road are located on a quiet country lane in the Shropshire countryside. The nearby villages of Stoke on Tern and Wistanswick offer a school, church and pub, with Hodnet, just three miles away, providing shops, a gastro pub, school and the historic Hawkstone Park for scenic walks. Stoke Heath is home to the Maurice Chandler Sports and Leisure Centre, while the larger towns of Market Drayton, Newport, and Shrewsbury provide a full range of amenities, schools and Harper Adams University.





Services

Mains water is connected but has not been utilised in some years. Electric is currently disconnected and there may be a charge to reconnect.

Drainage is believed to be to a septic tank that is shared with No.1 Warrant Cottages. The cost of maintenance will be shared on a proportionate basis.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Development Clawback

The Cottages and Land are sold subject to a residential and commercial development clawback stating that the vendors, or their heirs, will be entitled to 25% of the increase in value if residential or commercial planning permission is granted on the land within 25 years. This will not affect the development and reinstatement or extension of the original property, but any additional dwelling being built.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///reveal.leathers.longer

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