



THE STABLES

The Stables, Yockleton, Nr Shrewsbury SY5 9PL

Shrewsbury & Country House Sales

MILLER  
EVANS







## The Stables, Yockleton, Nr Shrewsbury SY5 9PL

**£425,000**

Freehold

- A charming semi-detached cottage full of charm and character
- Spacious living room, dining room, farmhouse kitchen
- Three bedrooms and bathroom with shower cubicle
- Garage and ample parking
- Attractive well stocked gardens
- Secluded position in popular village location



The Stables is a delightful three bedroom semi detached cottage full of charm and character, situated in the sought after village of Yockleton, approximately 6 miles from Shrewsbury. The property boasts a wealth of original features including exposed beams, offering a warm and inviting feel throughout. A reception hall leads to the main living areas, with a spacious living with a charming brick surround fireplace housing a gas log-effect burner, dining room, a farmhouse-style kitchen which is well appointed with an extensive range of units and ample work surfaces. On the first floor there are 3 well-proportioned bedrooms, all with built-in storage and a spacious family bathroom. Outside the property is approached through modern gates to a generous gravelled driveway with ample parking. The gardens are well maintained with mature shrubs, attractive patio areas, and a detached garage.

This property occupies a secluded position within this popular village approx. 6 miles west of Shrewsbury. Amenities within the village include a Pubic House/Restaurant, a frequent bus service and easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.













ENTRANCE PORCH

RECEPTION HALL

KITCHEN / BREAKFAST ROOM

17'5" x 12'11"

Fitted with a range of matching wall and base units

DINING ROOM

17'5" x 8'5"

LOUNGE

17'5" x 15'7"

Inset log effect gas burner with brick plinth and surround

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

10'2" x 10'8"



BEDROOM 2

13'10" x 7'7"

BEDROOM 3

16'5" x 11'2"

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

GARDENS AND GROUNDS

DETACHED GARAGE

The property is approached through double entrance gates over a gravelled driveway providing ample parking with well stocked shrub beds and borders and a paved patio area.

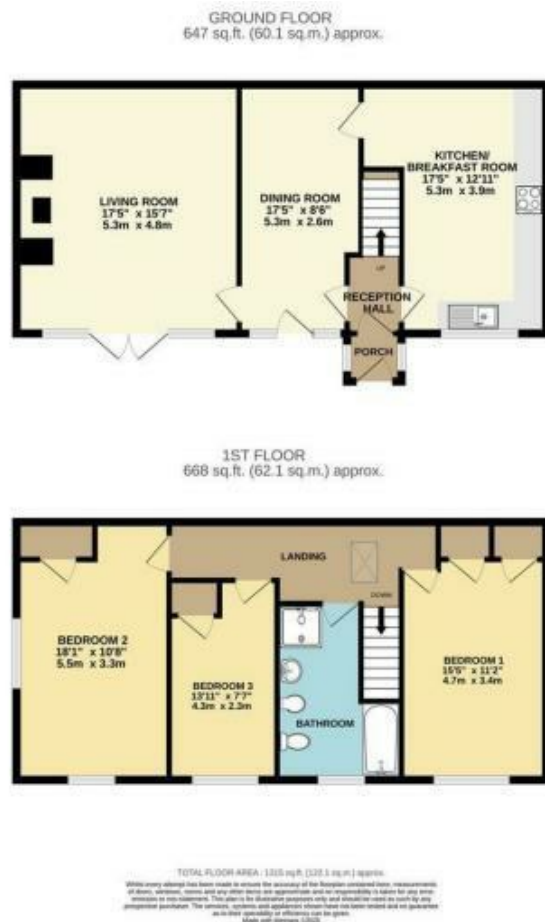






## HOW TO GET THERE

When approaching from Shrewsbury take the B4386 (Montgomery Road) passing through Nox and on reaching Yockleton, turn right just before The Old Post Office onto unadopted lane and The Stables will be found ahead of you.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) 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                        |  |

|                                                                 | Current | Potential               |  |
|-----------------------------------------------------------------|---------|-------------------------|--|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

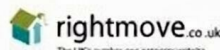
Council Tax Band :

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER  
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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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