



9 THE HOLLOWS

COUND MOOR | SHREWSBURY | SY5 6BA

Halls 1845



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Shrewsbury 8.6 miles | Telford 11 miles
(all mileages are approximate)

A CHARMING COTTAGE WITH LARGE MATURE GARDENS, DETACHED
SUMMERHOUSE THAT IS NOW USED AS A TWO STOREY GUEST
ACCOMMODATION, SET IN A LOVELY RURAL POSITION.

Idyllic peaceful setting
Plenty of charm and character throughout
Great living accommodation
2 storey guest/summerhouse
Private driveway and expansive mature gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A458 Bridgnorth road to Cross Houses and after about 1.5 miles turn right for Cound. Follow this lane through to Upper Cound and then left at the junction. Continue for at least 1.5 miles until reaching Cound Moor. The sign post for the property will be seen on the right hand side. Turn right and the entrance is found on the left hand side.

SITUATION

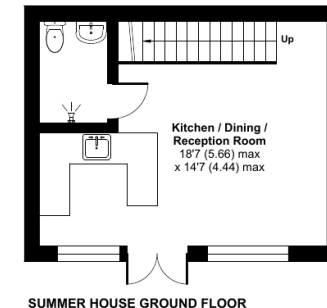
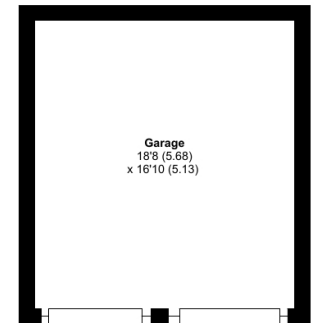
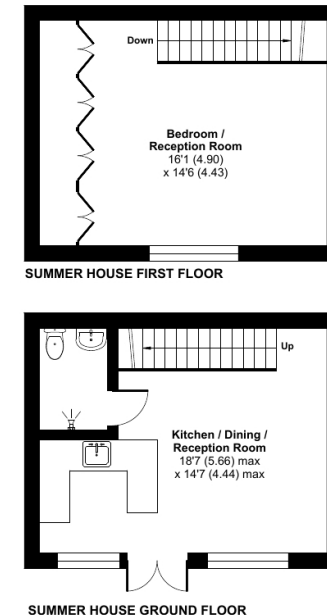
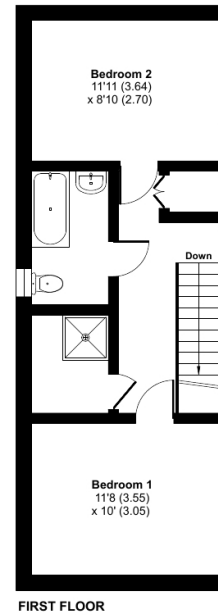
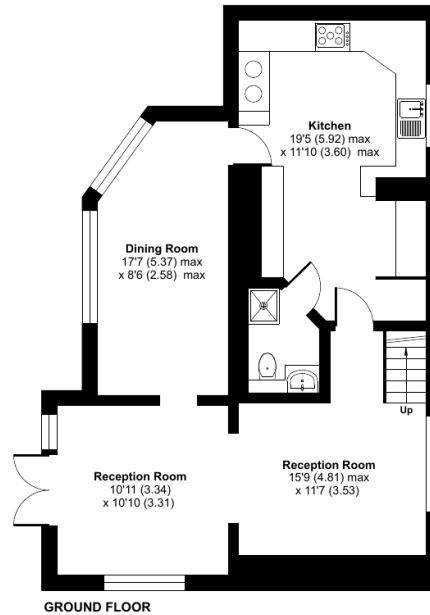
Cound Moor is a delightful hamlet a short drive from the village of Cound, which offers a church, cricket club, tennis club and the popular Riverside Inn is just 3 miles drive away. For keen walkers and Cyclists, there are many different routes and opportunities on the doorstep of this fabulous house. Furthermore, Shrewsbury, the county town of Shropshire, is just 8 miles away.

PROPERTY

9 The Hollows is a wonderful cottage situated in a private location, nicely tucked away with a two-storey converted building lending itself to a variety of uses such as guest accommodation/home office/studio.

The cottage itself has an entrance porch, sitting room with a multi-fuel stove leading through to the snug area with French doors leading to the garden. There is a further well proportioned reception room currently used as a dining room. The kitchen has a Rayburn, electric oven/hob and an island unit. There is also a downstairs utility room with WC.

On the first floor are two double bedrooms and a family bathroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1354629

The two storey converted building has a kitchen and living area with a shower room and bedroom/guest space on the first floor.

Approximate Area = 1140 sq ft / 105.9 sq m
Summer House = 540 sq ft / 50.1 sq m
Garage = 314 sq ft / 29.1 sq m
Total = 1994 sq ft / 185.1 sq m
For identification only - Not to scale





OUTSIDE

There is a driveway to a detached sectional garage, expansive lawns, plenty of mature flower borders, fruit trees, a gazebo with bbq area located next to it, which is perfect for alfresco entertaining. There is also a vegetable garden with greenhouse and further uncultivated garden.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Oil fired central heating. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



