TO LET

£825 Per Calendar Month Per calendar month

Cruck Cottage Loppington, Shrewsbury, Shropshire, SY4 5ST

* ALL VIEWING SLOTS BOOKED * Nestled in the charming village of Loppington, near Shrewsbury, this delightful one-bedroom cottage offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a tranquil retreat, the property features a well-appointed reception room that provides a warm and inviting space for relaxation and entertaining. There are good sized gardens and ample off street parking.

- Charming Cruck Framed Cottage
- Village Location & Period Features
- Parking for 3 or 4 Cars
- Sitting Room, Study Area
- Kitchen, Ground Floor Bathroom
- Landing / Dressing Room
- Double Bedroom

1 Reception Room/s | 1 Bedroom/s | 1 Bath/ shower room/s

Location
The property occupies a delightful position within the sought after village of Loppington, which offers a pub, church and village hall. More comprehensive amenities can be found in Wem, including a range of shops with supermarket, leisure, social facilities, rail service and a good selection of schools. Loppington is well placed for access to a number of towns including Oswestry, Shrewsbury and Telford.

Brief Description
Cruck Cottage is a charming cottage in the heart of the village of Loppington. It is said to be the oldest house in the village. It was originally a small holding. The property comprises sitting room, study area, kitchen, ground floor bathroom, landing / dressing room and double bedroom. Outside is a good sized garden with original well and shippon barn. There is parking for 3 or 4 cars and the house has oil fired heating,

Accommodation Comprises
Front entrance door opens into the

Sitting Room 16'8 x 16'3 (5.08m x 4.95m)
Feature recessed fire place with a cast iron range and fire. This is purely decorative as it is not in working order. There are exposed wall and roof timbers, window to the front and 2 radiators.

Door to the

Study Area 11'6 x 3'6 (3.51m x 1.07m)
Window to the side, radiator, exposed timbers and feature exposed "Wattle & Daub" wall. There is a door to an under stairs store cupboard.

Kitchen 16'7 x 5'4 (5.05m x 1.63m)
Door from the sitting room into the modern kitchen. There are a wide range of wall and base units, work top surfaces and an inset drainer sink unit. There is space for an under counter fridge and space and plumbing for the washing machine. There are windows, exposed timbers, radiator and inset spot lights.

Ground Floor Bathroom 10'2 x 6'6 (3.10m x 1.98m)
Door from sitting room into the bathroom. Modern white suite comprising panelled bath, separate shower enclosure, low flush W.C and wash hand basin. There is double glazed window, stainless steel radiator and door to boiler room.

Landing / Dressing Room
Stairs ascend from the sitting room to the landing / dressing room. There is a window to the side, exposed timbers and door to the wardrobe.

Bedroom 16'7 max x 6'4 (5.05m max x 1.93m)
Feature exposed brick chimney breast with windows either side, double glazed sky light and radiator. There is restricted head room and the measurements are maximum.

Outside
The property is accessed from the road to a gravelled drive suitable for at least 3 or 4 cars with a turning area. There is the original well and good sized gardens to the side and rear. At the bottom of the garden is the sold cattle shed / Shippon Barn.

Shippon Barn 22' x 15' (6.71m x 4.57m)
Power and lighting, water and plumbing for the washing machine.

Viewing Arrangements
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com

WHL 0437 210826

Directions
From Wem head out on the Ellesmere Road B5063. Travel for about 2 miles and turn left signed Loppington. Passing The Dickin Arms public house on the left hand side. follow the road for about 150 metres and the property is located on the left hand side.

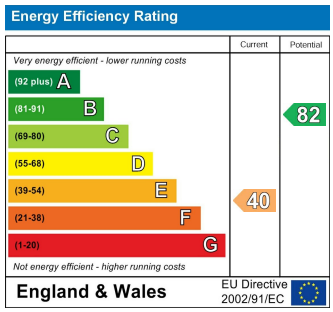
What 3 Words: amber.entry.undertook

Tenancy Conditions
Rent £825
Deposit equivalent to 5 weeks rent
First months rent and deposit payable in advance
The property is to be let on an un furnished basis.
Pets to be declared prior to viewings.
Sorry no smokers.

Services
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Council Tax - Shropshire
The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Energy Performance Ratings



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Halls 1845

01948 663230

St Marys Arcade 13 - 17 High Street, Whitchurch, Shropshire, SY13 1AX
Email: whitchurchlettings@hallsgb.com

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