

HARWOOD

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44-46 market street, wellington, telford. shropshire. TF1 1DT

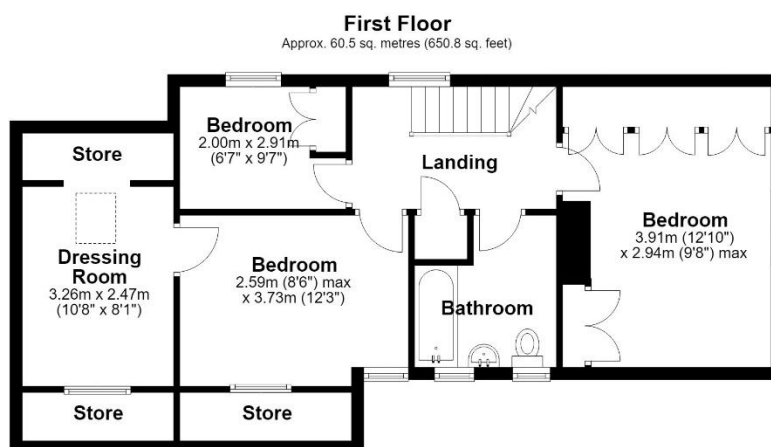
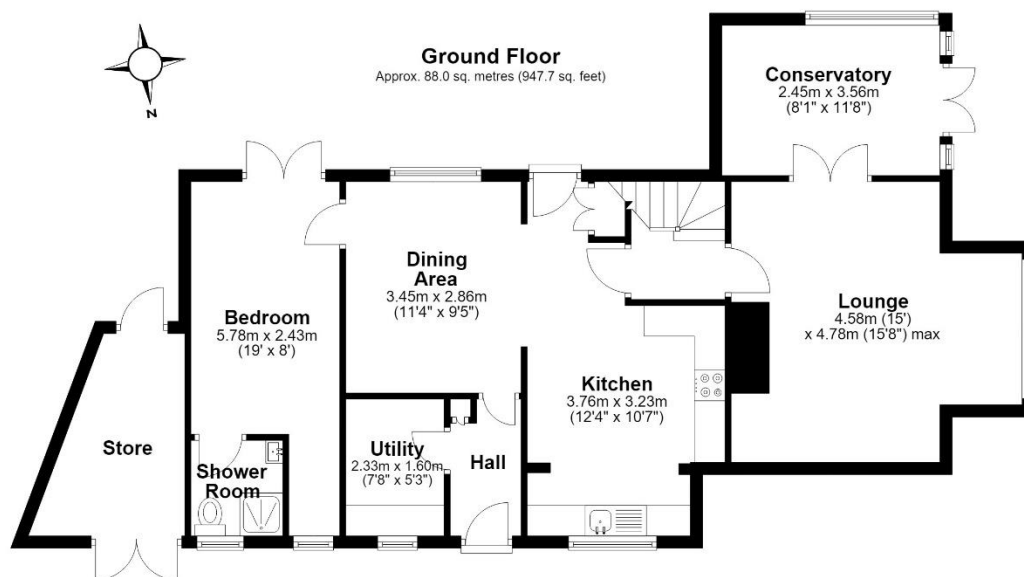
Magnolia Cottage , Homer, Much Wenlock, Shropshire, TF13 6NJ



**Offers Over
£575,000**

Magnolia Cottage, Homer, Much Wenlock, Shropshire TF13 6NJ A Charming Detached Village Cottage with Generous Gardens and Flexible Accommodation. Nestled in the picturesque hamlet of Homer, on the edge of the Shropshire Hills Area of Outstanding Natural Beauty, Magnolia Cottage is a beautifully presented detached home offering approximately 1,598 sq ft (148.5 sq m) of versatile living space. Combining character features with modern comforts, the property occupies a delightful corner plot with mature gardens, ample parking and a peaceful rural setting whilst remaining conveniently accessible to Much Wenlock, Church Stretton and Shrewsbury. The accommodation is arranged over two floors and offers a rare degree of flexibility, including a ground floor bedroom and shower room, making the property particularly attractive for multi-generational living, home working or those seeking single-level living options.

Accommodation The property is approached via a generous gravelled driveway providing ample off-road parking for several vehicles and access to useful external storage. The welcoming entrance hall leads into a spacious open-plan kitchen and dining area, creating the heart of the home. The farmhouse-inspired kitchen features an extensive range of cream shaker-style units, solid wood worktops and space for a range cooker, complemented by timber beams that add warmth and character. The adjoining dining space is ideal for both everyday family life and entertaining. A substantial dual-aspect lounge enjoys views over the garden and benefits from a traditional brick fireplace with log burning stove, creating an inviting principal reception room. French doors open into a bright conservatory, offering an additional sitting area and seamless access to the garden. A particularly attractive feature is the sizeable ground floor bedroom, which could alternatively serve as a family room, home office or guest suite. This is served by a contemporary ground floor shower room. The property also has a separate utility room. **First Floor** The first floor provides three further bedrooms and a modern family bathroom. Additionally there is a dressing room and extensive eaves storage, creating an excellent suite with potential for further enhancement. The family bathroom is attractively fitted with a modern suite including bath with overhead shower, wash basin and WC. Outside Magnolia Cottage occupies a generous, enclosed plot surrounded by mature hedging, offering a high degree of privacy. The gardens are predominantly laid to lawn with established trees and shrub borders and provide an excellent space for families, gardening enthusiasts and outdoor entertaining. Location Homer is a highly regarded rural hamlet situated just outside the historic market town of Much Wenlock, renowned for its attractive architecture, independent shops, cafés and excellent local amenities. The surrounding Shropshire countryside offers outstanding walking, cycling and outdoor pursuits, including the Long Mynd, Wenlock Edge and the wider Shropshire Hills National Landscape. The property enjoys a peaceful village setting while remaining well connected to Bridgnorth, Church Stretton, Shrewsbury and Telford.



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band E
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared

01 August 2026

