



# WINDMILL COTTAGE

GUEST HOUSE | WESTON | SHREWSBURY | SY4 5UX





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Shrewsbury 11.3 miles | Telford 23.6 miles  
(all mileages are approximate)

AN ATTRACTIVE AND SUBSTANTIAL GRADE II LISTED PERIOD FAMILY HOME, THAT HAS BEEN UPDATED TO A HIGH STANDARD AND OFFERS BEAUTIFULLY PRESENTED LIVING ACCOMMODATION.

Windmill Cottage Guest House offers huge amount of charm and character  
Ground floor bedroom offering incredibly flexible accommodation and the potential of multi-generational living  
On the first floor there are four further bedrooms all with en-suite facilities  
Previously a guesthouse there is the potential to have a wonderful family home whilst generating an income  
A driveway leads to the private parking area and a detached garage with workshop



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury, take the A49 north, passing through Hadnall and Preston Brockhurst. After about 3 miles turn right signposted for Weston under Redcastle. Continue up the bank and into the village, passing the church on the right. Take the first left after the Church, towards the golf club and the property will be found on the left hand side just before the golf club entrance.

## SITUATION

Windmill Cottage Guesthouse occupies a particularly picturesque location, nestling amidst the glorious countryside in the village of Weston under Redcastle near to Hawkstone Park Hotel/Golf Club. The surrounding area is noted for its lovely open countryside and walks. A good selection of amenities can be found at Wem, including shops, schools and a rail service, alternatively there is Whitchurch to the North and Shrewsbury to the South. Commuters will find that the property is well placed with access to a number of commercial centres including Telford/M54 motorway and Wolverhampton, Chester or The Potteries.

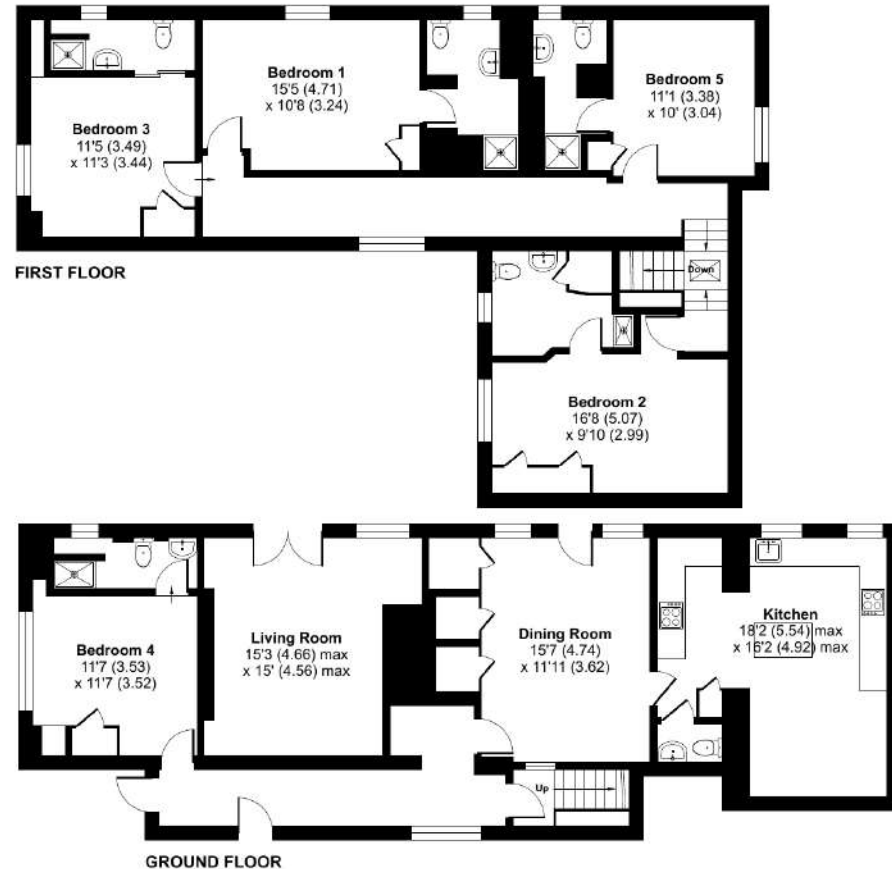
## PROPERTY

Windmill Cottage Guesthouse is an impressive and substantial Grade II Listed period residence, thoughtfully updated and beautifully presented throughout, combining elegant contemporary living with a wealth of original character and charm.

Formerly operated as a successful guesthouse, the property now offers exceptionally versatile accommodation, ideally suited as a distinguished family home with the added potential for multi-generational living or supplementary income opportunities.

The accommodation is arranged over two floors and extends to five generously proportioned en-suite bedrooms. The ground floor is centred around a welcoming entrance hall leading to a superb sitting

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1453409



Approximate Area = 2189 sq ft / 203.3 sq m

For identification only - Not to scale

room featuring an original fireplace and direct access to the garden and parking area. A spacious dining room, ideal for both formal entertaining and family living, connects seamlessly to the elegant kitchen/breakfast room, thoughtfully designed to complement the character of the house while providing modern practicality.

Also situated on the ground floor is a further double bedroom with en-suite facilities, offering highly flexible accommodation for guests, dependent relatives or independent living arrangements.

To the first floor are four additional well-appointed bedrooms, all benefitting from en-suite bathrooms and enjoying attractive outlooks over the surrounding setting.





Windmill Cottage Guesthouse represents a rare opportunity to acquire a handsome period home of considerable character and flexibility, offering beautifully balanced accommodation within an attractive and private setting.

### OUTSIDE

Externally, the property is approached via a private driveway leading to a generous parking area, detached carport and useful workshop. A raised decked terrace provides an excellent space for al fresco dining and entertaining, whilst to the front of the property a secluded seating area, enclosed by mature greenery, creates an attractive and welcoming approach to the house.

## 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 electric and drainage. Oil fired central heating.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D



### 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.



