



# BROOME COTTAGE

CHATWALL | CHURCH STRETTON | SY6 7LD





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Church Stretton 2.5 miles | Shrewsbury 15.1 miles | Ludlow 17.3 miles  
(all mileages are approximate)

A CHARMING AND CHARACTERFUL COUNTRY COTTAGE, WITH LOVELY  
CABIN AND WONDERFUL GARDENS ADJOINING FARMLAND AND  
OFFERING STUNNING COUNTRYSIDE VIEWS.

Beautiful rural location  
Charming, contemporary cottage  
Landscaped gardens  
Breath-taking countryside views  
A self-contained cabin with garden and additional garden studio



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury head south along the A458 Bridgnorth road. After a short distance take the right turn to Acton Burnell. Proceed straight through the village heading for Ruckley. Continue through Ruckley and take the next left turning signposted Plaish and Church Preen. Take the next left turn and continue ahead, Broome Cottage will be found after a short distance on the left hand side.

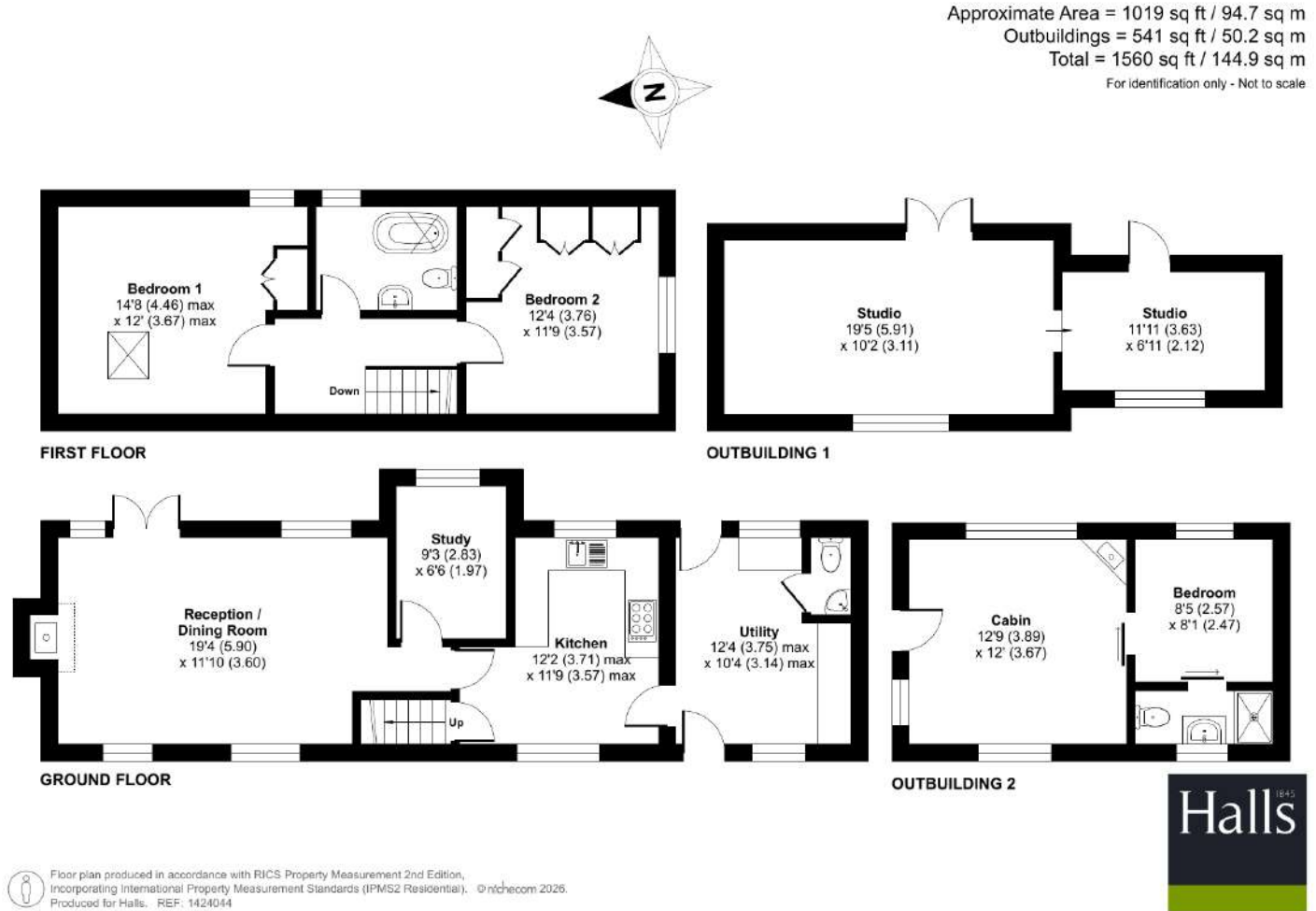
## SITUATION

The property is beautifully situated, in a stunning rural location. The area is well known for its natural beauty far reaching views can be seen from the property over the south Shropshire hills. The area offers excellent walking opportunities and is well thought of by equestrian enthusiasts for its numerous lanes, which provide good riding out opportunities. Broome Cottage is located in the parish of Cardington, which offers a popular pub and village hall. The historic market town of Much Wenlock offers a range of amenities, including schooling, whilst more comprehensive amenities can be found at Shrewsbury, which includes an excellent shopping centre, selection of international restaurants, state and private schooling, together with a rail service. Church Stretton offers a range of shops, leisure facilities, school and a rail service.

## PROPERTY

This charming detached country cottage enjoys an idyllic setting, adjoining open fields and boasting far-reaching views across the rolling South Shropshire countryside.

The property offers well-balanced and characterful accommodation, beginning with a spacious and practical utility room featuring a flagstone floor and guest WC. At the heart of the home is a charming breakfast kitchen, also with a flagstone floor, leading through to a superb open-plan lounge and dining area.



This inviting space is enhanced by a feature log-burning stove and glazed French doors that open out onto the rear sun terrace and gardens-perfect for indoor-outdoor living. The ground floor is completed by a versatile home office.

Upstairs, there are two generous double bedrooms, both served by a well appointed bathroom featuring a classic roll-top bath with mains-fed shower over.



## OUTSIDE

Externally, the property continues to impress with ample parking and thoughtfully designed gardens. These include attractive flagged and decked seating areas, complemented by established borders that create a wonderful space to relax and take in the surrounding countryside.

To the rear, there is a highly useful workshop with an adjoining studio, offering excellent potential for hobbies or workspace. If desired, this can be accessed from the road, resulting in excellent annexe potential. To the front, a lawned area extends to a detached cabin complete with living/kitchen area, bedroom, and shower room-ideal as guest accommodation or as a potential source of additional income through holiday letting.

## GENERAL REMARKS

### AGENTS NOTE

1. There is a pedestrian right of way over a small section of the driveway leading to a footpath.

### 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 Guildhall, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### 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.



