



SAMUEL WOOD

2 Quinney View, Marshbrook, Church Stretton, Shropshire, SY6 6QE

Offers In The Region Of £335,000







## 2 Quinney View

Marshbrook, Church Stretton, Shropshire, SY6 6QE



- Charming Edwardian Terrace Cottage
- Cosy Living Room with Log Burner
- Two Bedrooms & Refitted Bathroom
- Extensive Outdoor Space/Paddock - 0.27 Acre
- Road Links via the A49 to Shrewsbury and Ludlow
- Lovely, Traditional Features
- Open-Plan Dining Kitchen
- Rear Parking for up to Six Vehicles
- Outdoor Stables & Workshop
- EPC Rating E

Nestled in the charming village of Marshbrook, South Shropshire, Quinney View is a delightful Edwardian mid-terrace cottage offering a blend of historic charm and modern convenience. The property occupies a generous 0.27-acre plot, featuring a well-maintained paddock, functional stables, and a versatile workshop. With easy access to the A49, Quinney View is ideally situated for those seeking a tranquil countryside lifestyle with excellent connectivity. This enchanting cottage presents a unique opportunity to enjoy the best of rural living in a picturesque setting.

2 Quinney View welcomes you via the entrance hall that leads into a cosy living room, featuring an attractive fireplace with a wood burner. Large glazed doors from the living room open up to a fabulous open-plan dining kitchen, where quarry tiled flooring adds to the rustic charm. The dining area boasts a Rayburn stove, providing hot water immersion backup, while the kitchen is equipped with a gas hob, double electric oven, and elegantly fitted Shaker-style cream cabinets. From the kitchen, a door leads to a rear glazed porch, which conveniently houses the washing machine.

The first floor comprises two comfortable bedrooms and a recently refitted bathroom, ensuring modern comfort and style. Each room is designed to maximize space and natural light, creating a warm and welcoming atmosphere throughout the home. The careful attention to detail in the refurbishment enhances the cottage's historic charm while offering contemporary living standards.

Outside continues to impress with its extensive back garden and a driveway accommodating up to six vehicles. The property also features a fenced paddock, perfect for various outdoor activities or keeping animals. Additional amenities include oil central heating and secondary glazing to the front, ensuring year-round comfort and energy efficiency. This delightful cottage combines the best of rural living with practical modern conveniences, making it a truly unique and desirable home in the heart of South Shropshire.











## Directions

Agents note: A public right of way (footpath) located to the top of the paddock and is fenced off.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (share septic tank).

Broadband Speed: Up to 1000 Mbps

Flood Risk: Medium risk. No flooding within the 9 years of our clients ownership.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







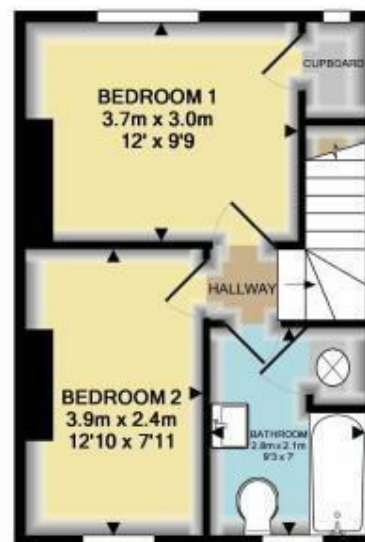




## Floor Plans



GROUND FLOOR  
APPROX. FLOOR  
AREA 45.3 SQ.M.  
(487 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 29.7 SQ.M.  
(320 SQ.FT.)



TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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