



CRUCK COTTAGE | LOPPINGTON

NR WEM | SHREWSBURY | SHROPSHIRE | SY4 5ST

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH LETTINGS

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 ✉ whitchurchlettings@halls.gb.com

📍 www.halls.gb.com 📱

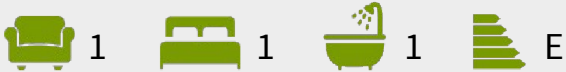


Nestled in the charming village of Loppington, near Shrewsbury, this delightful one-bedroom cottage offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a tranquil retreat, the property features a well-appointed reception room that provides a warm and inviting space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

£825 Per Calendar Month

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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- 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

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

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

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

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

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

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'

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.