



Plum Tree Cottage, Yeaton, Shrewsbury, SY4 2HY

3 bedroom detached house — £575,000 Freehold

Plum Tree Cottage, Yeaton, Shrewsbury, SY4 2HY

Coopergreenpooks.co.uk

£575,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

Located in a lovely setting within the attractive and sought after hamlet of Yeaton, just 2 miles from Baschurch. This highly desirable grade II listed detached cottage has been sympathetically modernised to a high standard whilst retaining many unique original features. The property is set within beautifully landscaped private gardens and also benefits from an extensive driveway, large detached garage and workshop.

KEY FEATURES

- Well-presented interior with exposed beams, oil fired central heating and custom made oak framed double-glazed windows.
- Entrance hall and separate connecting living and dining rooms overlooking the gardens. The living room also has an inglenook fireplace with gas stove and an adjoining home office with original bread oven and a large feature window.
- Good sized kitchen/breakfast room having quarry tiled flooring, windows to two elevations, further inglenook with Rayburn cooking range and custom-made units.
- Rear hall providing access to the utility room and a re fitted shower room.
- Staircase from hall to a split-level landing where there is access to three double bedrooms and a family bathroom with free standing roll top bath.
- Extensive private gravelled driveway which provides parking for several cars as well as access to the large, detached garage which has a separate workshop to the rear.
- The stunning landscaped cottage garden is well established and south facing with block paved pathways and seating areas, along with a vegetable and herb garden with greenhouse.
- Really nice setting within this pretty hamlet, only about a 20-minute drive from Shrewsbury and just a 5-minutes from the popular village of Baschurch, which has a fantastic range of amenities, such as a supermarket, medical centre, excellent pub/restaurant and outstanding secondary school.



Plum Tree Cottage, Yeaton, Shrewsbury, SY4 2HY

Coopergreenpooks.co.uk

£575,000 Freehold — 3 bedroom detached house
sales@cgpooks.co.uk



Total area: approx. 202.9 sq. metres (2183.5 sq. feet)











Plum Tree Cottage, Yeaton, Shrewsbury, SY4 2HY

£575,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk

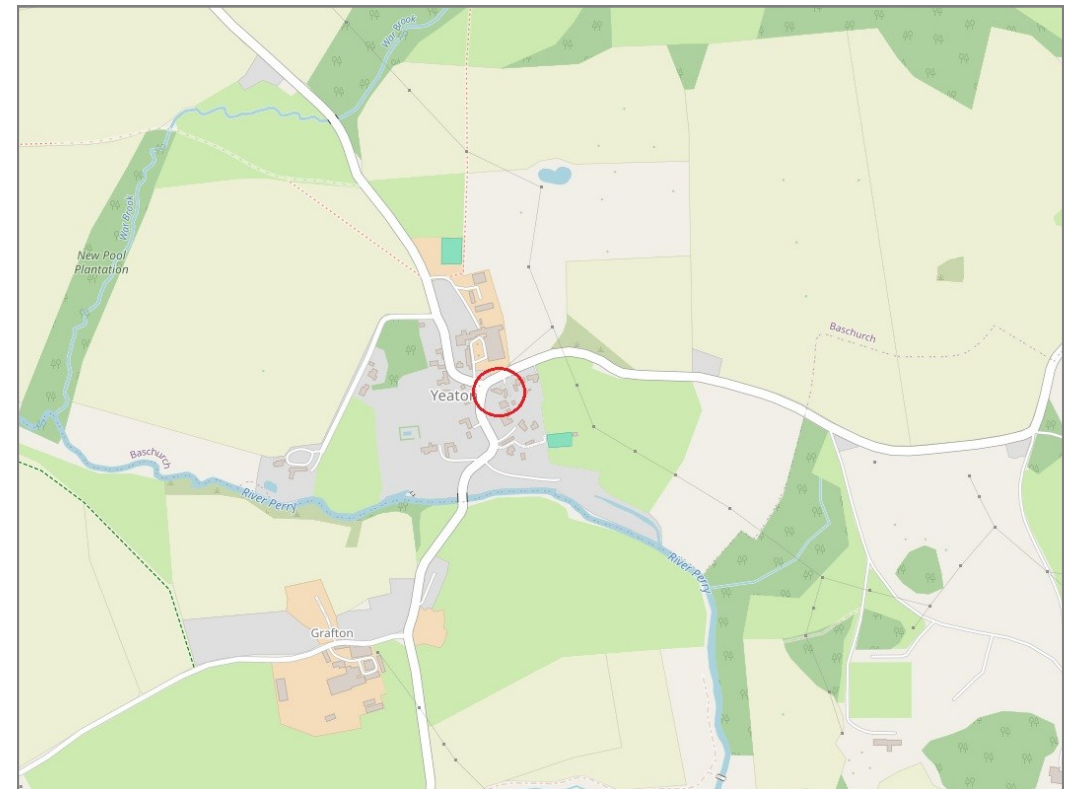
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure
Local Authority
Council Tax
EPC Band
Services

Freehold
Shropshire Council
Band E
TBC
Mains water, electricity and drainage are connected.
Oil central heating.

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



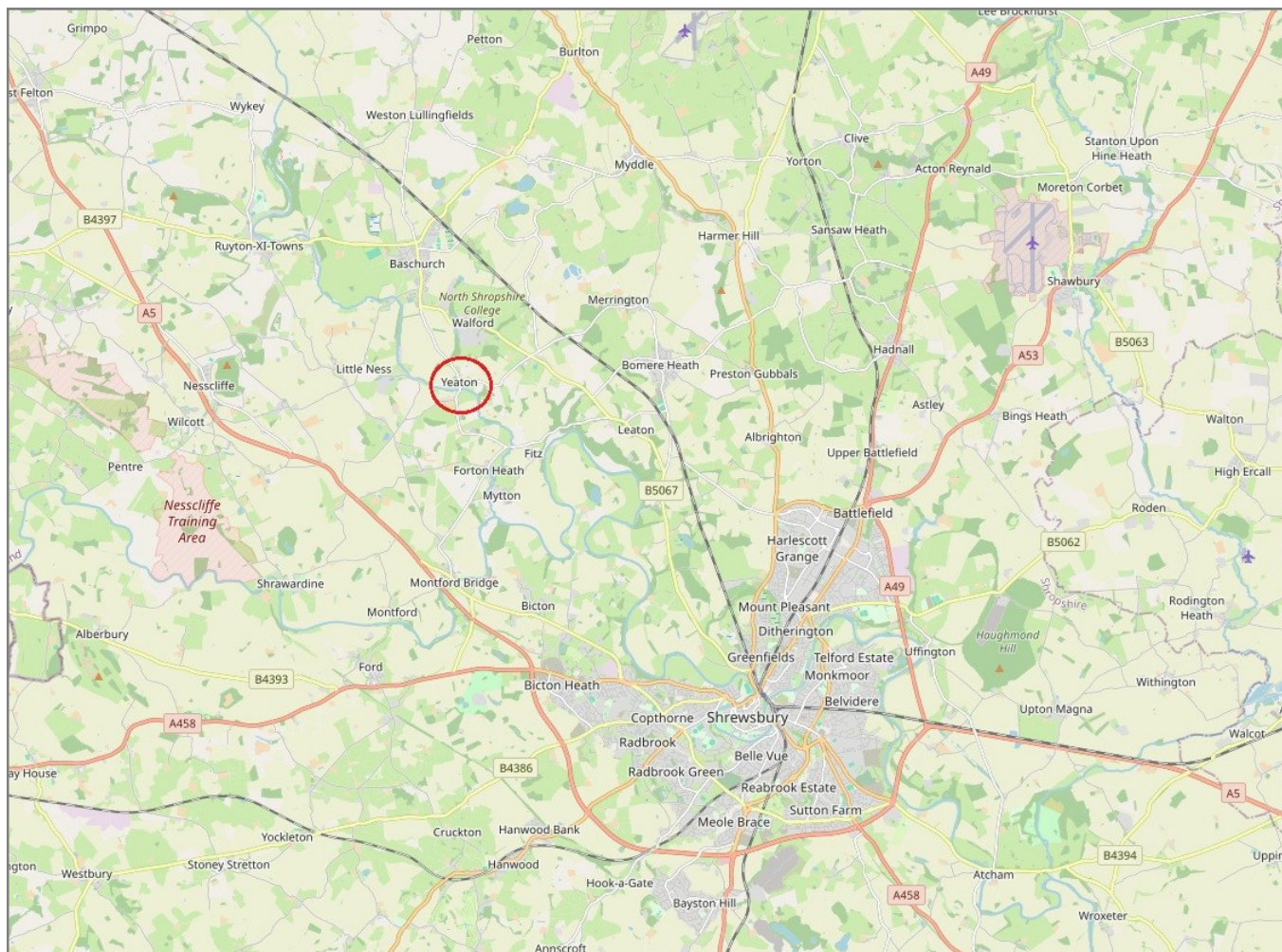
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Plum Tree Cottage, Yeaton, Shrewsbury, SY4 2HY

Coopergreenpooks.co.uk

£575,000 Freehold — 3 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.