



SPODE COTTAGE

QUINA BROOK | WEM | SHREWSBURY | SY4 5RJ





SPODE COTTAGE

QUINA BROOK | WEM | SHREWSBURY | SY4 5RJ

Shrewsbury 11.3 miles | Oswestry 18.1 miles | Telford 23.6 miles
(all mileages are approximate)

AN ATTRACTIVE DETACHED FAMILY HOME WITH SUPERB FLOWING
ACCOMMODATION, SET WITH LOVELY GARDENS AND DRIVEWAY
PARKING IN A POPULAR VILLAGE LOCATION.

Wonderfully well-presented accommodation offering superb modern family living space
Dining room and a large sitting room with wood burning stove
Private driveway leading to garaging
Stunning views
Landscaped gardens



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///leap.arts.eventful

From Wem proceed North on the B5476 Whitchurch Road, north continue past the turning for Edstaston and then on reaching the hamlet of Quina Brook the road drops into a dip and then rises up a bank and approximately half way along, the property will be seen on the left hand side.

SITUATION

Occupying an enviable rural position in the hamlet of Quina Brook. The busy North Shropshire market towns of Wem and Ellesmere are a short distance away. Wem is a small and expanding market town which offers an extensive range of amenities including, excellent schools, library, post office and surgery. Leisure facilities include a swimming pool, gym and bowling green. Tennis courts and a cricket club. The Town Hall is now a popular arts centre and the railway station provides good rail links. Wem is approximately 9 miles north of the County Town of Shrewsbury and commuting distance to both Telford and Chester. The County Town of Shrewsbury is approximately 15 miles away.

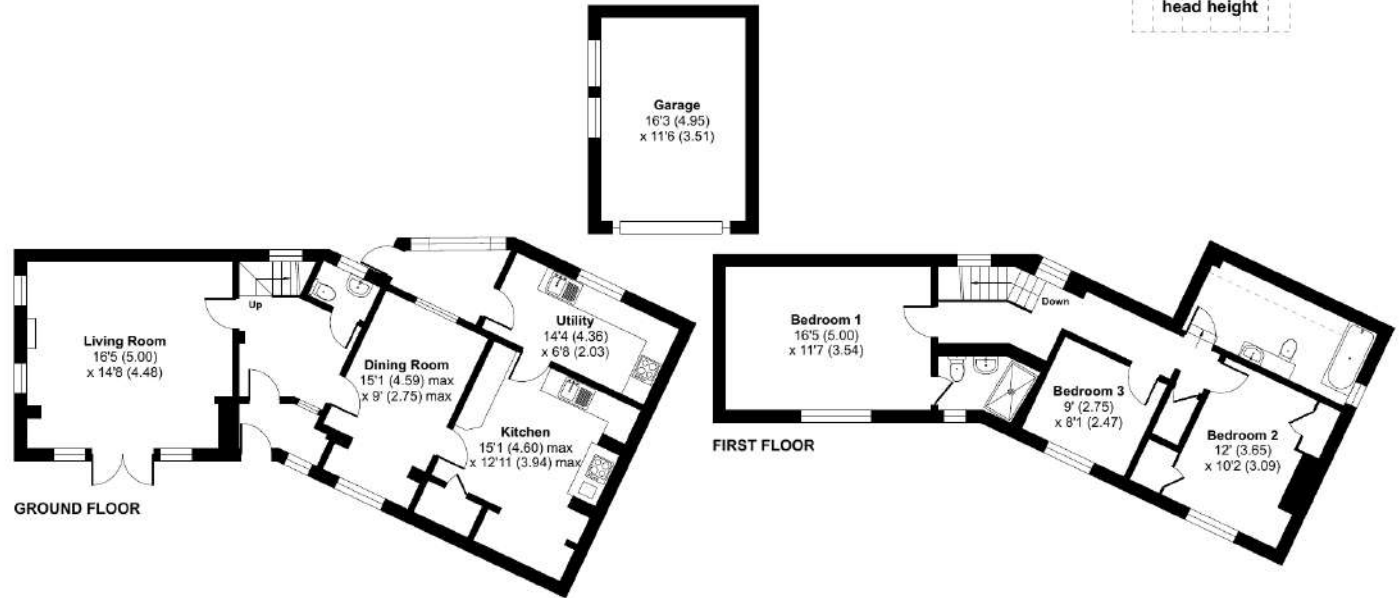
PROPERTY

Spode Cottage is a characterful country residence set in approx. 0.4 acres of garden. The property has a wonderful mixture of period charm with thoughtful modern enhancements. Sympathetically restored and extended, the property offers spacious and versatile accommodation ideally suited to family living, home working, or entertaining. Set within beautifully maintained gardens of approximately 0.4 acres, the home further benefits from double glazing and central heating throughout.



Approximate Area = 1526 sq ft / 141.7 sq m
Limited Use Area(s) = 15 sq ft / 1.4 sq m
Garage = 187 sq ft / 17.4 sq m
Total = 1728 sq ft / 160.5 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1448120



The property is approached via a charming entrance porch, leading into a welcoming reception hall, which provides access to a cloakroom fitted with a low-flush WC and wash hand basin.

The sitting room is a bright, well proportioned room, featuring large windows and French doors opening directly onto the gardens. A traditional brick fireplace with stone hearth has a log burner, complemented by wooden flooring and a radiator.

The dining room enjoys delightful garden views and continues the elegant wooden flooring, creating a cohesive and flowing entertaining space.

The kitchen/breakfast room is well-appointed with a range of wooden base units, drawers, and worksurfaces, incorporating a single drainer sink with mixer taps. A Stanley range cooker provides both heating and hot water, while a freestanding log burner on a tiled hearth adds further warmth and character.



A secondary kitchen offers excellent practicality, fitted with contemporary white units, an integrated double oven with gas hob, space for appliances, and an additional sink-ideal for busy family life or entertaining.

To the rear, a hallway with full-length windows and a UPVC door provides access to additional storage via base and eye-level units.

On the first floor the landing features loft access, a deep storage cupboard, and a window framing attractive rural views. The principal bedroom enjoys delightful outlooks over the gardens and towards Hawkstone Park, and benefits from an en-suite shower room comprising a shower unit, low-flush WC, wash hand basin, and tiled surrounds. Two further well-proportioned bedrooms overlook the gardens, served by a generous family bathroom fitted with a panelled bath, vanity unit with wash hand basin, low-flush WC, and tiled finishes.

OUTSIDE

Accessed via a private wooden gate, a stoned driveway provides ample off-road parking and leads to a garage.

The gardens are a particular highlight of Spode Cottage, featuring expansive lawns, mature hedging, specimen trees, and well-stocked flower and shrub borders. Additional features include a vegetable garden, garden store, and a charming summerhouse.



A sun terrace provides the perfect setting for outdoor dining and entertaining, while to the rear, a feature cast-iron well adds a unique sense of history and character.

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 and electric. Oil fired central heating. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, 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.



