



SAMUEL WOOD

The Stables, Yockleton, Shrewsbury, Shropshire, SY5 9PL

Offers In The Region Of £439,000



The Stables,

Yockleton, Shrewsbury, Shropshire, SY5 9PL



- Charming Semi-Detached Cottage
- Separate Dining Room with Patio Access
- Three Bedrooms All with Built-In Storage
- Gated Driveway & Detached Garage
- Village approx Six Miles from Shrewsbury
- Spacious Living Room with French Doors
- Farmhouse Kitchen with Beamed Ceiling
- Spacious Bathroom with Separate Shower Enclosure
- Pretty, Mature Front Gardens
- EPC Rating C

The Stables is a delightful three bedroom semi detached cottage full of charm and character, situated in the sought after village of Yockleton approximately six miles from Shrewsbury. This attractive home boasts a wealth of original features including exposed beams, offering a warm and inviting feel throughout. The property enjoys a tucked away position within the village, with the front aspect providing both driveway parking and attractive gardens. Inside, the accommodation is well presented, combining period detail with practical living spaces, ideal for couples or families seeking a countryside retreat within easy reach of Shrewsbury and road links to the A5, M54 and beyond. Viewing is highly recommended.

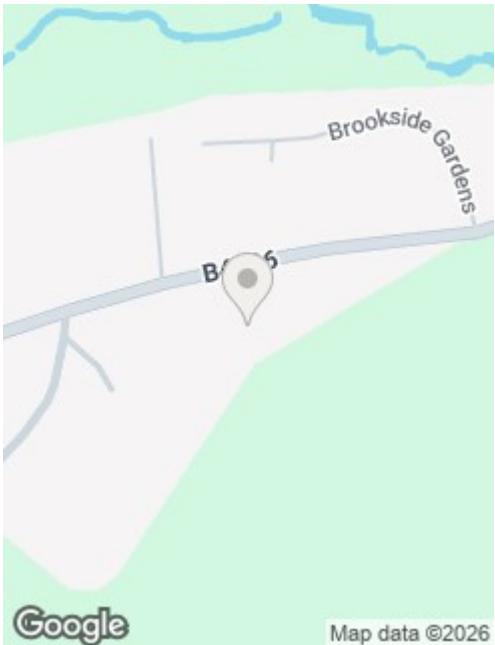
On entering The Stables, a welcoming reception hall leads to the main living areas. The spacious living room is a particularly attractive feature, boasting a wood floor, French doors with side windows opening onto the patio, and a charming brick surround fireplace housing a gas log-effect burner. A separate dining room also benefits from a wood floor and direct access to the patio, providing an excellent space for entertaining and family gatherings.

The farmhouse-style kitchen is well appointed with an extensive range of units and ample work surfaces. A striking brick feature encloses the oven and hob, while there is generous space for a breakfast table. With a beamed ceiling and wood flooring, this room perfectly combines practicality with character. Completing the ground floor is a convenient downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms, all with built-in storage. The spacious family bathroom includes a recently fitted shower enclosure with aqua panels, a bath, WC, and wash hand basin. Outside, the property is approached through modern gates to a generous gravelled driveway with ample parking. The gardens are well maintained with mature shrubs, attractive patio areas, and a detached garage.







Directions

what3words - ///counts.hides.tank

Services: We understand that the property has mains gas, mains electricity, mains water and private drainage (holding tank feeds into mains).

Broadband Speed: Basic 22 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

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: D

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

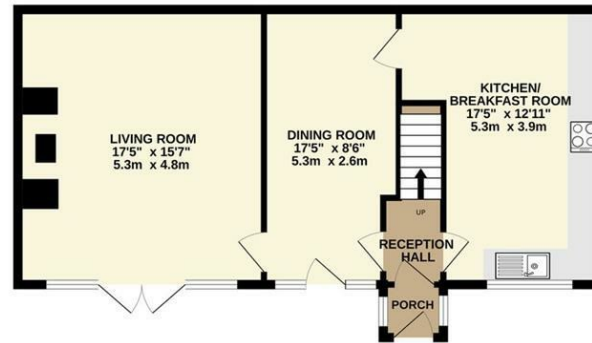
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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