



Yew Tree Cottage , Loppington, SY4 5SR

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Set on a quiet country lane in the picturesque village of Loppington, this property offers generous accommodation including a multi-aspect lounge, four light and airy bedrooms and a galleried landing with high ceilings, along with south-facing established gardens, mature orchards, approximately two acres of land with a secure boundary, ample parking, a large double garage, a workshop, and the benefit of well-regarded schools nearby.

- Well presented four bedroom detached cottage
- Lovely village location
- Set in a two acre plot
- Four spacious reception rooms
- Country style kitchen with unspoilt countryside views
- Well established gardens
- Large double garage with an integrated workshop, plenty of off road parking
- EPC E, Council tax band D



Situated on a quiet country lane in the picturesque Shropshire village of Loppington, this detached cottage offers generous accommodation, established gardens and open countryside views. The village is well regarded for its friendly community, well-regarded nearby schools, and attractive rural setting, making this an appealing home for those seeking space and a quieter pace of life. The ground floor provides four reception rooms, offering excellent flexibility. To the right of the entrance is a bright, multi-aspect lounge with a log burner set within an inglenook fireplace and bi-fold doors opening directly to the south-facing gardens. To the rear, the country-style kitchen enjoys open views across the surrounding fields, supported by a separate utility area. There is also a dedicated dining room, an additional sitting room ideal for everyday use, and a sun room that works perfectly as a morning room. A downstairs shower



room completes the ground floor. Upstairs, there are four light and airy double bedrooms and a family bathroom. The master bedroom includes fitted wardrobes, an en-suite, and a lovely outlook over the countryside. The landing is a galleried landing with high ceilings, adding to the sense of space and character. The property sits within a plot of approximately two acres, including around 1.5 acres of recently acquired adjoining land, which benefits from a secure boundary. The established gardens are south facing and feature mature shrubs and planting, along with mature orchards containing a variety of fruit trees such as apple and cherry. Externally, there is ample parking, a large double garage, and a workshop providing excellent storage and hobby space.



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## **LOCATION**

Loppington is a small, historic conservation village set in open North Shropshire countryside, less than 3.5 miles from the market town of Wem. Centred around its traditional green and medieval church, it's surrounded by timber-framed cottages, period homes and open farmland, giving it a long-established rural feel. The village hall, church and the Dickin Arms are all a short stroll away, along with a choice of scenic countryside walks. Despite the peaceful setting, it's well connected; Shrewsbury, Wem and Ellesmere are all within easy reach, and Wem railway station offers direct services to Manchester and Shrewsbury, making the location ideal for anyone wanting village life with straightforward access to wider amenities and transport links.

## **TENURE**

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## **SERVICES**

We are advised that mains water, drainage and electricity are available. LPG Gas Heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## **PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## **DIRECTIONS**

From Whitchurch take the B5476 to Wem, next take the Ellesmere Road (B5063) and take the left turn onto the B4397 into Loppington. Once you arrive into Loppington take the left turn onto Noneley Road just before The Dickin Arms, follow this road along and the property can be found on the right hand side.

## **LOCAL AUTHORITY**

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **METHOD OF SALE**

For sale by Private Treaty.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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## LOUNGE

20' 3" x 17' 4" (6.17m x 5.28m)

## DINING ROOM

13' 3" x 10' 7" (4.04m x 3.23m)

## SITTING ROOM

13' x 10' 9" (3.96m x 3.28m)

## KITCHEN

15' 7" x 12' 7" (4.75m x 3.84m)(max)

## UTILITY ROOM

6' 8" x 6' 6" (2.03m x 1.98m)

## DOWNSTAIRS SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

## SUN ROOM

8' x 7' 8" (2.44m x 2.34m)

## MASTER BEDROOM

18' 1" x 15' 8" (5.51m x 4.78m)(max)

## ENSUITE

8' 6" x 5' 7" (2.59m x 1.7m)

## BEDROOM TWO

15' 2" x 8' 5" (4.62m x 2.57m)

## BEDROOM THREE

11' 2" x 11' 1" (3.4m x 3.38m)

## BEDROOM FOUR

11' x 9' 8" (3.35m x 2.95m)

## BATHROOM

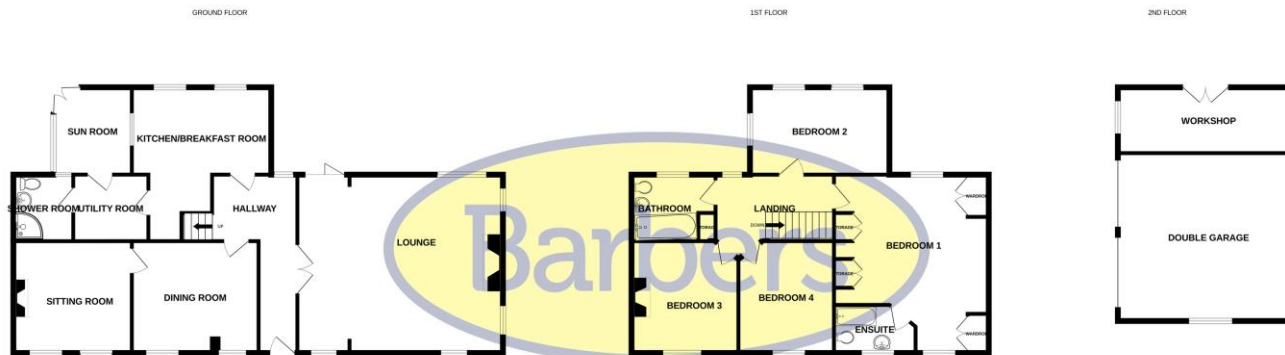
7' 3" x 6' 6" (2.21m x 1.98m)

## DOUBLE GARAGE

17' 7" x 17' 1" (5.36m x 5.21m)

## WORKSHOP

18' 3" x 6' 6" (5.56m x 1.98m)



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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
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