



'The Old Cottage' 30 High Street, Edgmond. Offers in the region of **£215,000**

Situated in the heart of picturesque Edgmond, this one Bedroom, Grade II listed, semi-detached, character cottage is believed to be one of the oldest properties in the village, dating back to the mid 17th century. Having been re-furnished to a high standard, it offers accommodation over four floors, including a large cellar (with electric) and a 2nd floor Store Room, suitable for conversion (subject to necessary consents).

Briefly comprising large Lounge, open-plan Kitchen, good-sized double Bedroom and Bathroom (with bath and separate shower cubicle), there is ample private driveway parking, a Utility Outbuilding, a well established garden to the front and a Garage. Gas C.H. throughout. Council Tax Band A. **NO UPWARD CHAIN!**

(Please note, due to the age of the property, there is restricted head height in some areas).

'The Old Cottage' 30 High Street Edgmond Newport

Property entered via
solid hardwood door to the rear accessed via two steps from the driveway.

Kitchen Area 9' 8" x 6' 8" (2.94m x 2.03m)
Open to the Lounge. Stairs adjacent to the first floor.

Lounge 15' 9" x 14' 0" (4.80m x 4.26m) (max)
Door to the cellar. Solid hardwood door to the garden.

Upstairs to
first floor landing which provides access to the Bedroom and Bathroom. Stairs to 2nd floor.

Bedroom 16' 3" x 8' 9" (4.95m x 2.66m) (max)

Bathroom 8' 0" x 8' 0" (2.44m x 2.44m)

Upstairs to
2nd floor.

Store Room 16' 5" x 9' 4" (5.00m x 2.84m) (max)
Potential for conversion into an additional bedroom/study (subject to necessary consents). C.H. radiator and power sockets. Doors on either side to Eaves containing insulation.

Externally
To the front is a low level pedestrian gate which leads to mature, well established garden. The garden offers a lawned area surrounded by well stocked borders and a low level stone wall to the perimeter.

To the rear is a long, private driveway allowing parking for at least 3 vehicles and leading to the back door, Garage and Utility Outbuilding.

Utility Outhouse 12' 5" x 7' 5" (3.78m x 2.26m)
Accessed from the driveway. Electric power and lighting. Fitted sink and plumbing connection.

Garage 16' 2" x 7' 10" (4.92m x 2.39m)
Up and over door to the front. Opening at the rear to additional lean-to area with outside W.C.



TOTAL FLOOR AREA: 1097 sq ft (101.9 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 is given to their operability or efficiency can be given.
Made with Metroplan ©2025

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk
VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.