



SAMUEL WOOD

I Mill Cottages, Old Woods, Bomere Heath, Shrewsbury, Shropshire, SY4 3AX

Offers In The Region Of £460,000



1 Mill Cottages, Old Woods

Bomere Heath, Shrewsbury, Shropshire, SY4 3AX



- Extended Semi-Detached Country Cottage
- Two Versatile Attic Rooms
- Characterful Living Room With Burner
- Detached Outbuilding with Utilities
- Excellent Access to Shrewsbury, Oswestry
- Three Spacious Double Bedrooms
- Stunning Open Plan Kitchen/Diner
- Large South-Facing Rear Garden
- Beautiful Shropshire Countryside Views
- EPC Rating D

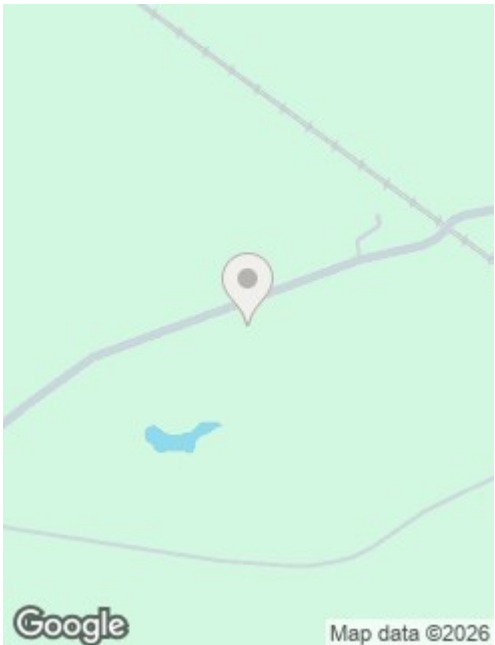
Set within the picturesque hamlet of Old Woods, just moments from the thriving village of Bomere Heath, this beautifully updated and extended semi-detached cottage combines countryside charm with versatile modern living. Surrounded by stunning Shropshire scenery, the property enjoys a peaceful semi-rural setting while remaining conveniently placed for access to Shrewsbury, Oswestry and Market Drayton. Ideal for families, home workers or those seeking additional lifestyle space, the home offers generous accommodation across three floors, including two versatile attic rooms with potential for further use. The fabulous open-plan kitchen/diner forms the heart of the home, flowing seamlessly into the south-facing garden through bi-fold doors. With character features, expansive outdoor space and a superb detached outbuilding, this is a home perfectly suited to modern country living.

The accommodation is both spacious and beautifully presented throughout, blending character with contemporary finishes. The welcoming living room enjoys a cosy atmosphere centred around a charming log burner, while the impressive kitchen/dining space features bespoke cabinetry, flagstone flooring and excellent entertaining space. Upstairs are three generous double bedrooms, a stylish family bathroom. The second floor offers two highly versatile attic rooms currently utilised by the owners as additional sleeping accommodation, offering excellent flexibility for hobbies, home working or occasional guest space.

Externally, the property continues to impress with a large south-facing garden predominantly laid to lawn and enjoying delightful countryside views. A substantial brick-built outbuilding with water and electricity connected provides fantastic potential as a home office, bar, studio, gym or games room. A patio seating area and mature apple tree further enhance the outdoor setting, creating an ideal environment for relaxing and entertaining alike.







Directions

What3words: ///octopus.leaky.purple

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, & Ultrafast 900 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: tbc

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.

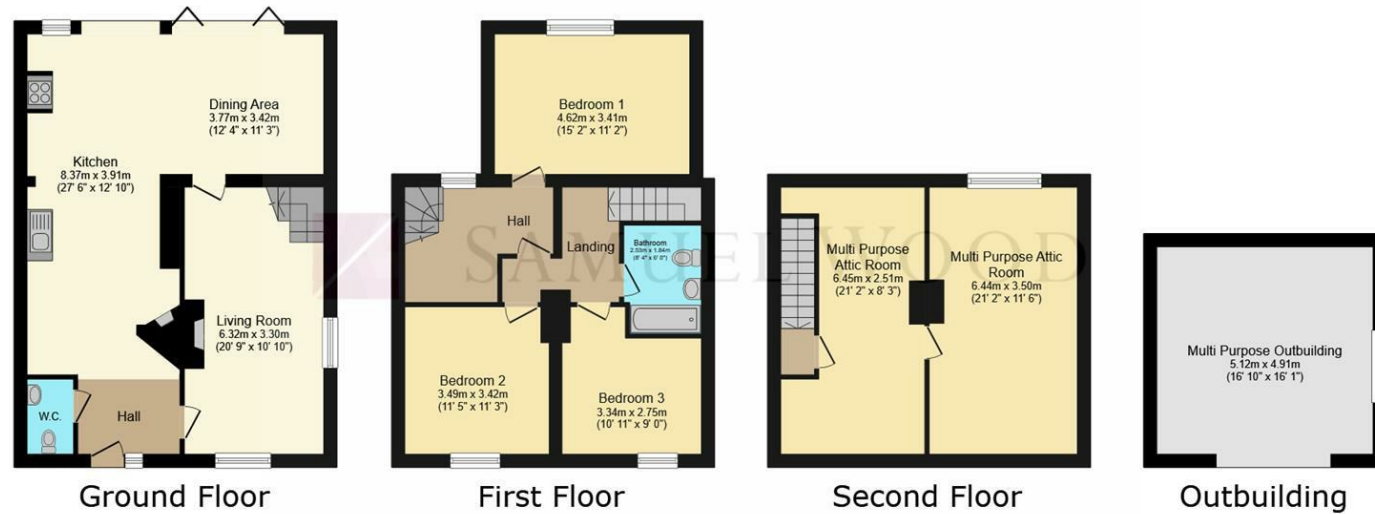
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





Floor Plans



Total floor area: 200.3 sq.m. (2,157 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk