



1 STONE COTTAGES

YORTON HEATH | SHREWSBURY | SY4 3EX





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Shrewsbury 6.3 miles | Oswestry 17.2 miles | Telford 19.2 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE SEMI DETACHED HOUSE WHICH HAS BEEN
RECENTLY UPDTAED, OFFERING SUPERB FLOWING ACCOMMODATION
SET IN AN IDYLLIC RURAL LOCATION.

Wonderfully well-presented accommodation offering superb modern family living space
Kitchen/dining room leading through to the utility room
3 double bedrooms
Private gated driveway leading to parking and garaging
Landscaped gardens with stunning views



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 - ///hedgehog.normal.delighted

From Shrewsbury take the A528 Ellesmere Road, north passing through Albrighton and Preston Gubbals. On entering Harmer Hill keep right and then take the second right sign posted Yorton Heath down Goldings Lane. Proceed along the lane and take the second left where the property will be found on the left hand side.

SITUATION

1 Stone Cottages is situated in the small hamlet of Yorton Heath just north of Shrewsbury and less than 2 miles from the village of Clive.

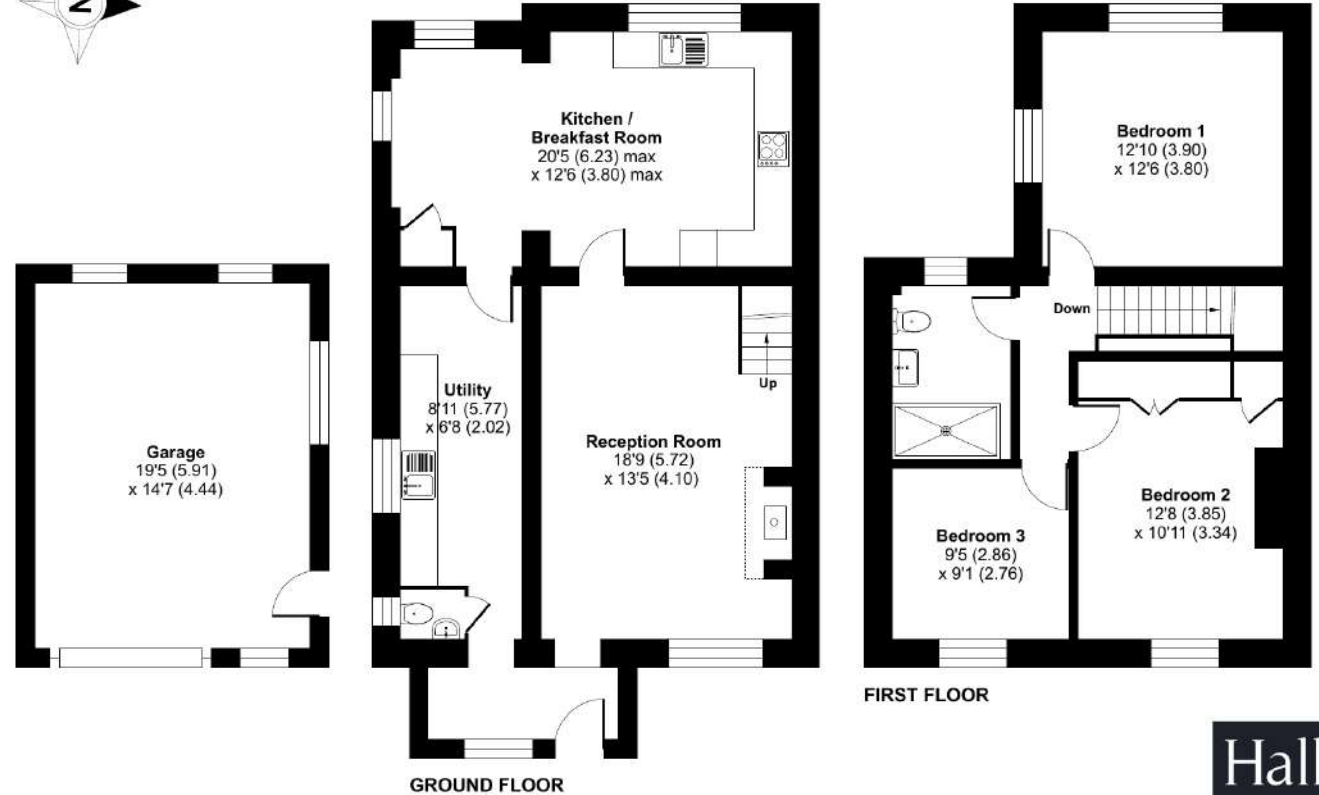
Situated in picturesque countryside and surrounded by farmland of predominantly the Sansaw Estate it offers easy vehicular access to facilities in the nearby villages of Clive, Myddle and Wem.

Yorton station provides direct links to Crewe for fast trains to London as well as direct trains to Shrewsbury, Hereford, and Cardiff.

PROPERTY

Set amidst glorious rolling countryside approximately seven miles north of Shrewsbury, 1 Stone Cottages is an exceptionally attractive three-bedroom semi-detached cottage, beautifully renovated and thoughtfully extended to create a superb contemporary home of considerable charm and character. Occupying a generous plot with breathtaking far-reaching rural views to the rear, the property offers wonderfully light and flowing accommodation ideally suited to modern family living.

The ground floor is centred around an impressive kitchen/dining room, perfectly designed for both everyday living and entertaining, leading seamlessly through to a second kitchen/utility room. A beautifully



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: 1456050

proportioned sitting room provides an inviting retreat, complete with a wood-burning stove and delightful outlooks over the surrounding gardens and countryside.

On the first floor are three well-appointed double bedrooms, all enjoying a peaceful rural aspect, served by stylish and well-presented large shower room.

1 Stone Cottages represents a rare opportunity to acquire a beautifully finished country home in an idyllic rural position, whilst remaining within convenient reach of Shrewsbury and its excellent amenities.





OUTSIDE

The property is approached via a private gated driveway providing ample parking and access to the garage. The landscaped gardens have been carefully designed to maximise the exceptional setting, offering a variety of seating and entertaining areas from which to enjoy the spectacular views.

Further benefits include solar panelling and oil-fired central heating.

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. Drainage is provided to a private system. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



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.



