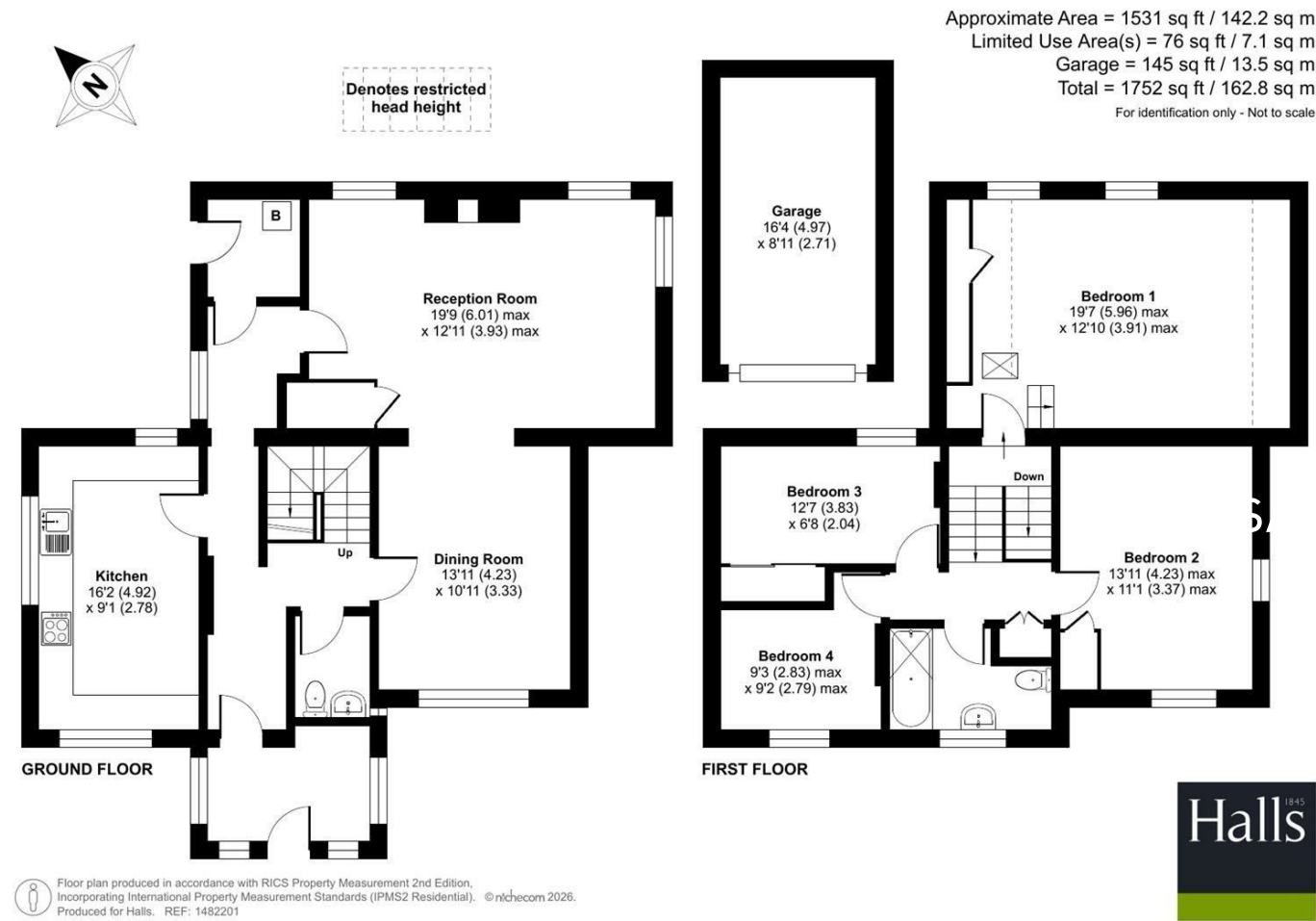


FOR SALE

Dormer Cottage, Edgton, Craven Arms, SY7 8HN



FOR SALE

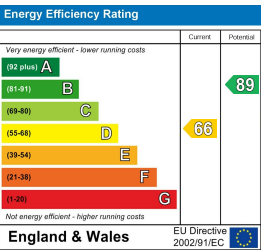
Offers in the region of £445,000

Dormer Cottage, Edgton, Craven Arms, SY7 8HN

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Tucked away on the edge of the picturesque village of Edgton, this charming, detached cottage offers a delightful retreat in a serene rural setting. It boasts four well-proportioned bedrooms, making it an ideal family home. The family bathroom is conveniently located to serve all bedrooms. There is a characterful sitting room and a welcoming dining room, perfect for both relaxation and entertaining together with a kitchen/breakfast room in a country style. The cottage's design harmoniously blends traditional charm with modern living, creating a warm and inviting atmosphere throughout.

Set within approximately a third of an acre, the natural gardens provide ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings. Additionally, the property includes an integral garage, offering practical storage solutions and ease of access, summerhouse, workshop/garden office, log shed, potting shed & greenhouse.

This delightful cottage is a rare find, combining rural charm with modern comforts, and is sure to appeal to those seeking a tranquil lifestyle in the heart of the countryside.

Halls 1845

01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- A charming detached cottage in a delightful rural setting
- On the edge of the popular and accessible village of Edgton
- Comprising 4 bedrooms with family bathroom.
- Characterful sitting room and dining room
- Country style kitchen/breakfast wih Cloaks/WC hall and boiler room/utility
- Standing in natural gardens of around third of an acre with integral garage & parking

DIRECTIONS

From Bishops Castle proceed on the B4385 to Lydbury North and continue through this village and after half a mile at the red house corner, turn left and immediately right signed for Edgton. Continue up this lane for about a mile and at the crossroads turn left signed for Edgton and Horderely. This lane will take you into the centre of the village and at the junction just before the village green turn left and Dormer cottage is found at the bottom. What3Words:. sheds.sweat.flooding

SITUATION

Believed to derive its name from meaning 'a settlement on a hill with an edge or brow', Edgton enjoys a wonderful, elevated position amidst some of Shropshire's most beautiful countryside. Dormer Cottage, occupies a peaceful position on the edge of the hamlet, and takes full advantage of this setting with delightful long-range views across the surrounding landscape. The village has a strong community with a village hall but relies on local services and amenities based in Lydbury North 2 miles away and the larger towns of Craven Arms (4 miles) or Bishops Castle (5 miles). The larger towns of Ludlow (12 miles) and Shrewsbury (20 miles) provide access to a full range of services and amenities. Edgton is a small yet thriving rural community, renowned for its friendly village spirit and peaceful surroundings. Situated within the breathtaking Shropshire Hills National Landscape, the hamlet boasts a number of attractive listed buildings and lies on the historic London stagecoach route.

DESCRIPTION

Tucked away on the edge of the picturesque hamlet of Edgton, Dormer Cottage is a delightful family home that perfectly combines character, comfort and an enviable rural setting. Whilst possessing all the charm of a traditional country cottage, the property is not an old cottage, offering generous, well-planned accommodation with a welcoming atmosphere throughout.

Internally, the cottage offers exceptionally well-proportioned accommodation filled with natural light. Two inviting reception rooms provide versatile living space, with the principal sitting room enjoying attractive views across the gardens and centred around a striking stone fireplace incorporating a wood-burning stove, creating a wonderfully cosy focal point.

The country-style kitchen is both practical and welcoming, featuring windows to three elevations that flood the room with daylight. Well-equipped for modern family living, it connects conveniently with the central hallway, where front and rear porches provide practical everyday access, alongside a cloakroom and separate boiler room/utility, housing washing machine & tumble dryer.

The first floor offers four individual and characterful bedrooms. The principal bedroom is particularly appealing, featuring an attractive beamed ceiling and enjoying peaceful views across the rear gardens. The remaining bedrooms provide flexible accommodation for family, guests or those seeking space to work from home. and are serviced by a family bathroom.

Beneath the house is an integral single garage, accessed from the quiet lane, together with private parking to the front of the property. Adjacent to the house is a workshed/garden office, fitted with workbenches and shelving. Mains electricity, with computer access via the house WiFi.

Dormer Cottage presents a rare opportunity to acquire a charming and distinctive home in one of South Shropshire's most desirable rural locations. Combining generous accommodation, glorious gardens, wonderful views and the tranquillity of village life, it offers an exceptional lifestyle surrounded by some of England's finest countryside.

OUTSIDE

Approached from a quiet country lane, the property sits within approximately one third of an acre of enchanting gardens that have been thoughtfully created to blend seamlessly with the natural surroundings. Informal lawns, including a rockery pond, mature shrubs, shaded retreats and winding grassy pathways, and corner woodland combine to create a series of delightful outdoor spaces, with numerous seating areas providing perfect places to relax, entertain or simply enjoy the changing seasons. To the side of the property is a natural stream with footpaths leading towards Ridgeway Hill or alternatively, Wart Hill on the other side of the village.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES & FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. A private drainage system is installed None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 33b Church Street, Bishops Castle, SY9 5AD TEL: 01588 638755