SAMUEL WOOD

Fishpool Cottage, 46 Stanwardine, Baschurch, Shrewsbury, Shropshire, SY4 2EU

Asking Price £625,000

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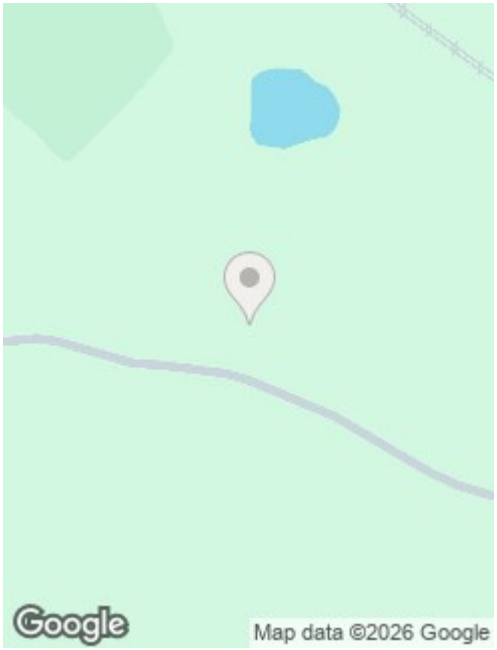
- Charming & Well-Presented Country Cottage
- Attractive Cottage-Style Wrap-Around Gardens
- Two Stylish Bathrooms
- Office/Study, Utility & WC
- Licensed Fishing Pond & Horse Stabling Nearby
- Pleasant Countryside Views
- Four Bedrooms Plus Additional Bedroom/Snug
- Living & Sitting Rooms & Bespoke Dining Kitchen
- Off-Road Parking for Several Vehicles
- EPC Rating D

A charming detached country cottage combining character, space and an enviable rural setting, Fishpool Cottage enjoys pleasant countryside views and attractive wrap-around cottage-style gardens with the plot extending to 0.17 Acre. Thoughtfully extended and well presented, the property benefits from recently redecorated rooms, refitted windows and doors still within warranty, and notably high ceilings for a cottage of its age. The versatile layout provides excellent flexibility for modern family life, with a generous living room, separate sitting room, bespoke kitchen/dining space, office/study, utility and WC on the ground floor, complemented by additional bedroom/snug space upstairs. There is generous off-road parking, while a licensed fishing pond and horse stabling are nearby. Baschurch's excellent amenities are also close at hand. A peaceful country lifestyle with space, character and convenience.

The welcoming reception hall provides an attractive introduction to this characterful home and leads into the principal living spaces. The generous living room provides a comfortable and versatile family space, complemented by a separate sitting room, ideal for quieter relaxation or entertaining. The bespoke kitchen and dining room forms the heart of the home, offering a sociable space for family meals and gatherings. Also positioned on the ground floor is a useful office/study, providing an ideal work-from-home environment, together with a utility room and WC. The property retains an excellent sense of space, enhanced by the tall ceilings, which are particularly notable for a cottage of this age.

The first floor provides four bedrooms, including a principal bedroom with its own en-suite facilities, together with the family bathroom. In addition, the spacious landing incorporates a versatile further bedroom/snug area, offering excellent flexibility as a fifth bedroom, children's snug, reading area or additional occasional accommodation. The arrangement makes particularly good use of the available space and allows the property to adapt to different family requirements. Refitted windows and doors remain within warranty, providing further reassurance for the new owner.

Fishpool Cottage is approached through a gateway onto a block-paved driveway providing off-road parking for several vehicles. The property is surrounded by attractive cottage-style wrap-around gardens, offering a delightful setting with pleasant countryside views and plenty of space for outdoor enjoyment. New fencing has been installed and there is a substantial storage shed providing useful additional space. The peaceful rural location is complemented by a licensed fishing pond nearby and horse stabling in the vicinity, appealing to those wishing to make the most of the surrounding countryside. The hot tub may also be available as part of the sale, subject to the level and terms of an acceptable offer.



Directions

What3words: ///hoofs.idealist.else

Services: We understand that the property has mains oil heating, mains electricity, mains water and mains drainage. There is underfloor heating to the upstairs bathroom.

Broadband Speed: Basic 6 Mbps & Superfast 70 Mbps

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

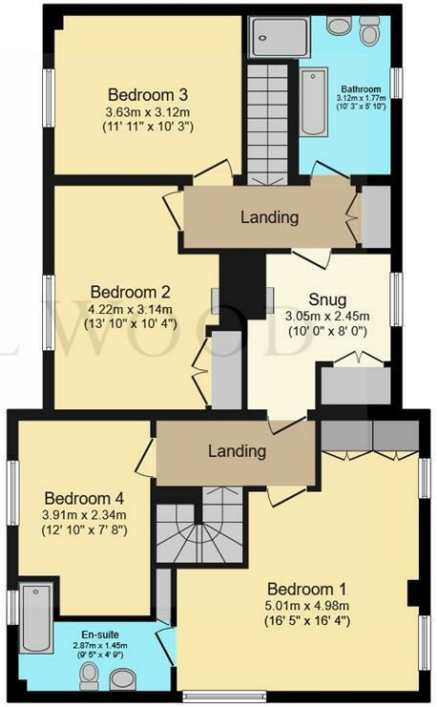
Council Tax Band: E

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.

Floor Plans

Ground Floor



First Floor

Total floor area: 202.0 sq.m. (2,178 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.