Roger Parry & Partners

7, The Cop Yockleton, Shrewsbury, Shropshire, SY5 9PL

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£300,000

This charming and mature Grade II listed two bedroom semi-detached cottage has been much improved by the current owners, offering deceptively spacious and versatile living accommodation. Retaining a wealth of character and period features, the property combines traditional charm with modern comforts and presents an excellent opportunity for those seeking a distinctive and characterful home. Early viewing is highly recommended to fully appreciate the character, space and improvements this delightful cottage has to offer.

Yockleton is a highly regarded rural village situated approximately 7 miles south-west of Shrewsbury, surrounded by the beautiful Shropshire countryside. The village enjoys a peaceful and attractive setting whilst remaining conveniently placed for access to the county town of Shrewsbury, which provides an excellent range of shopping, recreational and leisure facilities, together with a wide selection of cafés, restaurants and public services. The surrounding area is particularly appealing to those who enjoy the countryside, with an abundance of scenic walks and opportunities for outdoor pursuits close by. Road links provide access to the wider Shropshire area and beyond, making Yockleton an appealing choice for those seeking a characterful village home with excellent access to both countryside and town.

Entrance Hall
With traditional tiled flooring and door leading into

Living room
A particularly charming and characterful reception room, featuring beautiful exposed timbering to the walls and ceiling, creating a warm and traditional atmosphere. The focal point is an impressive inglenook fireplace with a local stone surround and open grate, providing a wonderful period feature and a real sense of character. The room offers excellent proportions and provides an inviting space for both relaxing and entertaining. Timber framed double-glazed window overlooking the garden.

Please note; A section of this room is subject to a flying freehold with the neighbouring property.

Inner Hall provides access to dining room, kitchen and cellar.

Kitchen
A well-appointed and characterful kitchen fitted with an attractive range of bespoke-style oak-fronted wall, drawer and base units, complemented by contrasting work surfaces and tiled splashbacks. There is ample preparation and storage space, together with a stainless steel sink and drainer positioned beneath a timber framed double-glazed window overlooking the garden. The room enjoys a light and welcoming feel, with tiled flooring and a useful open shelving area. An opening leads through to the adjoining utility area. The beautiful exposed timbering to the wall and vaulted ceiling, creates a warm and traditional atmosphere.

Utility
A useful and practical utility room providing valuable additional workspace and storage. The room features a stainless-steel sink and drainer with mixer tap, set beneath a timber framed double-glazed window overlooking the rear, together with a useful work surface and fitted base unit. There is ample space for appliances, with plumbing and service connections readily accessible. Housing oil central heating boiler. Door leading into Wc.

WC
Fitted with Wc.

Cellar
From the Inner hall stairs lead down to the cellar providing a useful storage area.

Dining Room
with timber framed double glazed window and door leading to stairs rising to first floor.

Stairs rise to First flooring landing with access to two bedrooms and family bathroom.

Bedroom
A charming and generously proportioned double bedroom, retaining a wealth of character with attractive exposed timber framing and beams adding considerable warmth and individuality. The room benefits from a pleasant outlook through the timber framed double-glazed window, together with useful built-in storage cupboards providing excellent practical storage. The sloping ceiling and exposed timbers further enhance the character of this delightful room, while the generous floor area allows ample space for bedroom furniture.

Bedroom
Offering a bright and comfortable space, with attractive sloping ceilings adding to its character and charm. The room benefits from a timber framed double-glazed window providing a pleasant outlook and plenty of natural light. Useful storage is provided by the built-in cupboard.

Bathroom
A well-appointed family bathroom featuring a white suite comprising panelled bath with shower over and glazed shower screen, low-level WC and pedestal wash hand basin. The walls are part tiled for ease of maintenance. A timber framed double-glazed window provides natural light.

Outside
Accessed from the lane, the property benefits from a detached garage and a gravelled driveway providing ample off-road parking, with a traditional timber gate and low stone wall creating an attractive approach. The property enjoys a pleasant and private enclosed garden, offering a good degree of seclusion and providing an attractive outdoor space for relaxing and entertaining. The garden is predominantly laid to lawn and complemented by established hedging, mature planting and a number of attractive trees. A paved pathway meanders through the garden, while gravelled areas adjoining the property provide useful low-maintenance space. The garden also benefits from a range of established shrubs and mature boundaries. Overall, this is a particularly appealing garden with a lovely mature character and a good balance of lawn, planting and seating areas.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric and water services are connected. We are advised that there is oil central heating and private drainage arrangements in place (septic tank). We understand the Broadband Download Speed is: Basic 22 Mbps. Mobile Service: variable outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

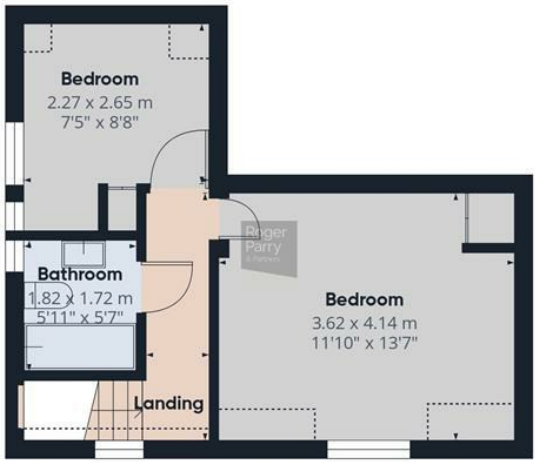
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)

Ground floor Building 1



Floor 1 Building 1

Ground floor Building 2

Approximate total area(1)
113 m²
1216 ft²

Reduced headroom
1.8 m²
20 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire County Council
Council Tax Band: B
EPC Rating: E

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.