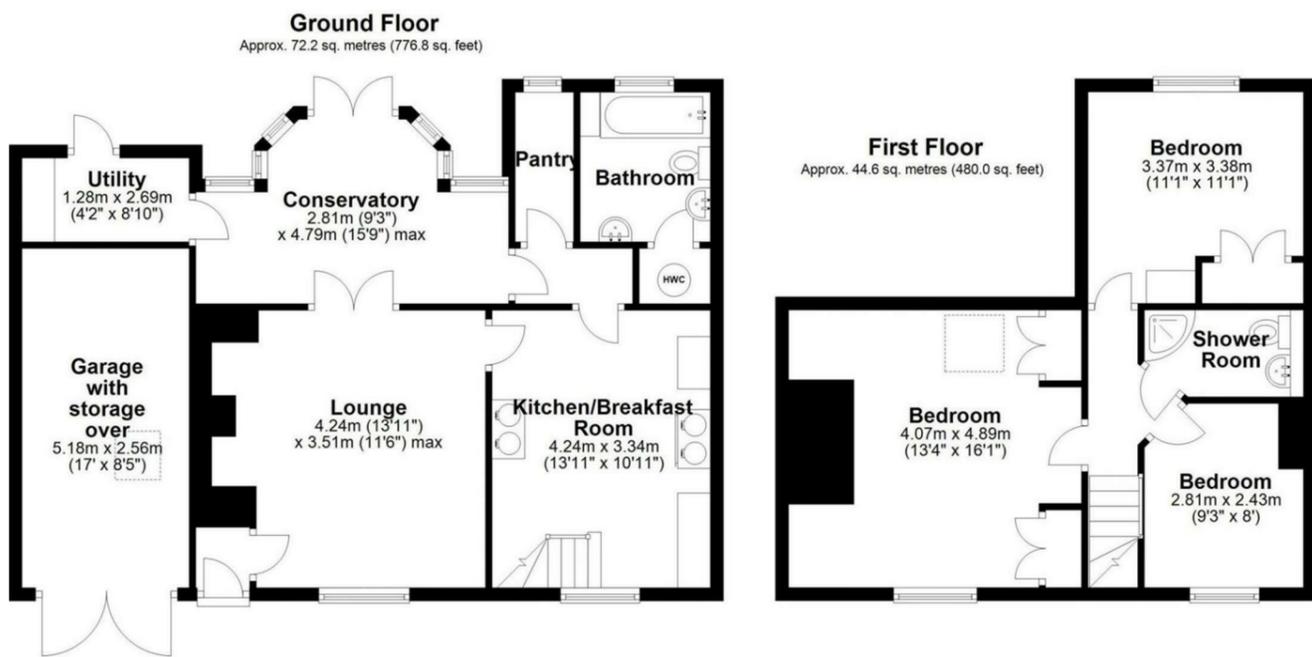


FOR SALE



Church Cottage, 3 Rushbury, Church Stretton, SY6 7EB



Total area: approx. 116.8 sq. metres (1256.8 sq. feet)



FOR SALE

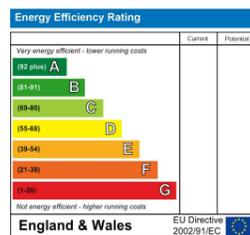
Offers Over £400,000

Church Cottage, 3 Rushbury, Church Stretton, SY6 7EB

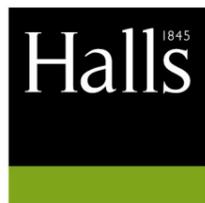
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A most charming and attractively presented Grade II Listed detached cottage, providing neatly appointed accommodation, positioned in a beautiful village location.



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Church Stretton 4.7 miles, Ludlow 13.7 miles, Shrewsbury 17.9 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Sought after village locality
- Grade II Listed
- Wealth of charm and character
- Attractively proportioned rooms
- Extensively landscaped gardens
- Garage

**DESCRIPTION**

Church Cottage is a beautiful part timbered Grade II Listed detached cottage, offering an abundance of character. The property offers well proportioned rooms with the ground floor comprising a living room, with inglenook fireplace, breakfast kitchen, conservatory/dining room, utility room and ground floor bathroom. To the first floor, there are three bedrooms and a separate shower room. Outside, there is a generous amount of driveway parking, which also gives access to the attached garage. The gardens are extensively landscaped and comprise generous flagged patio seating areas, together with a number of raised beds and borders, containing a variety of different specimen shrubs and plants.

**ACCOMMODATION**

A panelled solid oak entrance door leads into:-

**ENTRANCE VESTIBULE**

With attractive tiled floor and door to:-

**LIVING ROOM**

13'10" x 11'6"

With delightful exposed beams, feature inglenook fireplace housing a log burning stove (which also provides the first floor central heating). Window with lovely aspect towards village church, twin glazed french doors through to conservatory and door to:-

**BREAKFAST KITCHEN**

13'10" x 10'11"

Providing an attractive range of base level units, comprising cupboards and drawers, with granite work surface and housing a Belfast sink unit with mixer tap over. Integrated dishwasher, part tiled walls and tiled splash. Twin ring Cooksirt electric hob unit. Feature Rayburn with twin hot plate and double oven (oil fired and powers the ground floor central heating system). Beamed ceiling. With staircase rising to first floor and door to:-

**INNER HALL**

With tiled floor, feature walk in pantry cupboard with fitted shelving and doors off and to:-

**CONSERVATORY**

9'2" x 15'8"

With tiled floor, wrap around double glazed windows and Polycarbonate roof, twin glazed french doors to rear garden, radiator and bespoke arch door to:-

**UTILITY**

4'2" x 8'9"

With tiled floor, fitted worktop with base level storage drawers, space and plumbing for washing machine, space for tumble dryer, panelled door to rear garden.

**BATHROOM**

Tiled floor and providing a white suite comprising low level WC, bidet, tile panelled deep fill bath, pedestal wash hand basin. Built in airing cupboard with insulated hot water cylinder, fully tiled walls. Wall mounted heated towel rail.

**FIRST FLOOR LANDING**

With beamed ceiling, doors off and to:-

**BEDROOM ONE**

13'4" x 16'0"

Beautifully natural well lit room with dual aspect windows towards the village church and over fields with hills to the rear. Twin fitted double wardrobes.

**BEDROOM TWO**

11'0" x 11'1"

With access to loft space, built in double wardrobe with adjoining dressing table, lovely aspect over fields and hills.

**BEDROOM THREE**

9'2" 7'11"

With period fireplace and outlook towards village church.

**SHOWER ROOM**

Tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, corner shower cubicle with mains fed shower with inset tiling and sliding splash screen, wall mounted heated towel rail, part tiled walls and extractor fan.

**OUTSIDE**

The property is approached over a patterned concrete driveway which provides a generous amount of parking for numerous vehicles, whilst also giving vehicular access to the attached garage.

**GARAGE**

16'11" x 8'4"

Twin timber entrance doors, power and light points together with a loft boarded storage area.

**THE GARDENS**

To the front, the gardens offer some well stocked raised shrubbery beds and borders, whilst also offering space for outdoor seating and numerous potted plants. Timber gate then leads to a number of deep raised borders flanked by established hedgerows and shrubbery beds and borders. Also positioned to the side, is an Indian sandstone patio seating area. Steps lead down to the rear, where further extensively landscaped patio gardens can be found, providing a number of seating areas together with further shrubbery beds and borders for potted plants. Summer house. External double power socket and cold water tap.

**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 AND FITTINGS**

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

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

**COINCIL TAX**

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

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.