



Myrtle Cottage, Wytheford Road, Shawbury

Helping *you* move



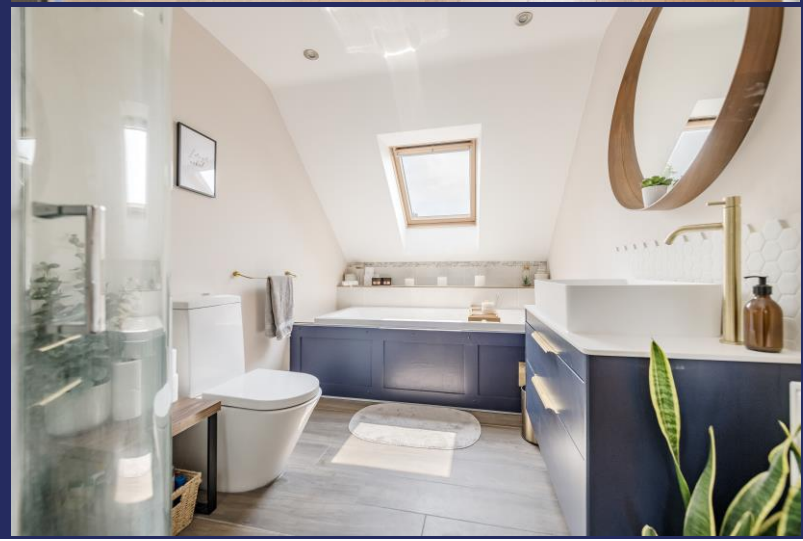
Myrtle Cottage, Wytheford Road, Shawbury, SY4 4JH

Freehold £795,000



Having been greatly improved by the current owners to provide an impressive and tastefully presented Detached House standing in a long plot of approx. 4.8 acres

- Beautifully presented Detached House
- Open Plan Family / Kitchen / Dining Orangery
- Utility Room, Cloakroom/WC
- Sitting Room, Office
- Master Bedroom suite with Balcony and En-suite
- Two further Bedrooms, Bathroom
- Garaging Block including Stabling
- Approx. 4.8 acres comprising gardens, Paddocks and wild nature field



Brief Description

Myrtle Cottage has been greatly improved throughout by the current owners to provide an impressive and tastefully presented Detached House with spacious accommodation throughout, standing in a long plot of approx. 4.8 acres.

The grounds are entered through electric double gates over a sweeping gravel driveway leading to the turning and parking area to the front of the Detached Garage and Outbuilding block.

The property is approached through a Canopy Porch into the spacious Hallway with stairs to the first floor, storage cupboard and downstairs toilet with two piece suite. Off to the right is the open plan Family / Kitchen / Dining Orangery – all being light and airy with an abundance of natural light coming through. A modern kitchen is finished with complementary granite work surfaces, integrated Belfast sink and double width Rangemaster with hood over. Bay window seating provides delightful views over the front parcel of land. The Dining Orangery affords views over the rear garden. A Utility Room is accessible from the Family area and has provision for a washing machine, ground source heat pump (for the water and heating system), built-in alcove shelving, space for an upright American style fridge / freezer, window and door to the rear garden.



From the Hall to the left is a Sitting Room with dual aspect to the front and side, beautiful Inglenook fireplace with wood burning stove, used as a cosy home theatre. The Office also has a dual aspect to the rear and bay window with built-in window seat to the side. Stairs ascend from the Hall to a half Landing with stunning picture window and continue to the spacious Landing with dormer style window to the front. The large Master Bedroom suite has a window to the front and French doors opening to a balcony on the side, a walk-in Wardrobe and En-suite with modern three piece suite. There are two further generously sized Bedrooms, both with dual aspect windows. The principal Bathroom has a modern white suite including a corner shower cubicle and luxury Jacuzzi style bath with sky-light above.



Externally, to the side of the driveway in front of the property is a paddock area of approx. 2 acres with established tree screening to the side leading to a further area with side aspect to the rear paddock. The Detached Double Garage features electric doors and the Outbuilding Block comprises of store room and home gym. A large garden with patio and covered entertaining area. Beyond this area of garden is approximately 2.5 acres made up of a further paddock and wild nature field which has specifically been planted with a variety of trees and grasses, a wildlife pond and mown pathways gently meandering around the edges to provide nature with a home.



Helping *you* move

LOCATION

Situated on the edge of Shawbury, with views over surrounding farm land and poultry/farm buildings. Shawbury is served by a range of local neighbouring amenities including a Post Office, Petrol Station and two Public Houses. Excellent road networks connect the property to all parts of the area including, Shrewsbury, Wem, Whitchurch, Market Drayton and beyond.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Drainage is to a septic tank. Heating and hot water is by way of a ground source heat pump system. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From the Wellington area take the B5063 towards Longdon upon Tern and High Ercall. After approx. 4 miles at the roundabout turn left and proceed into the Village. Follow the road through the Village and continue out towards Shawbury on the B5063 – Myrtle Cottage will be found on the left hand side.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002
Council Tax Band G (£3,465.37 for the year 2023/2024)

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WE33462.070623

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

SITTING ROOM 12' 3" x 9' 8" (3.73m x 2.95m)

LOUNGE 13' 5" x 12' 8" (4.09m x 3.86m)

KITCHEN / FAMILY ROOM 19' 9" x 18' 7" (6.02m x 5.66m)

ORANGERY 10' 7" x 8' 6" (3.23m x 2.59m)

MASTER BEDROOM 18' 7" x 13' 2" (5.66m x 4.01m)

DRESSING ROOM 8' 7" x 6' 3" (2.62m x 1.91m)

EN-SUITE 9' 7" x 7' 2" (2.92m x 2.18m)

BEDROOM TWO 13' 5" x 12' 8" (4.09m x 3.86m)

BEDROOM THREE 13' 5" x 11' 7" (4.09m x 3.53m)

FAMILY BATHROOM 11' 8" x 6' 9" (3.56m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.

1ST FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 sq.m.) approx.

Made with Metropix ©2023

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WELLINGTON
1 Church Street, Telford, TF1 1DD | Tel: 01952 221200
Email: wellington@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH