



Hawkstone Cottage, Weston Under Redcastle

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A Situated in an idyllic Village location, this beautiful Period Cottage provides generously proportioned accommodation throughout and a plot size of approx. 1/3 acre with beautiful countryside views to the side and Hawkstone Golf Course to the rear

- Period Semi-Detached Cottage
- Idyllic position on the edge of sought after Village
- Three Reception Rooms
- Breakfast Kitchen, Scullery
- Principal Bedroom with Dressing Room & En-suite Cloaks
- Two additional Bedrooms, Bathroom
- Garage with useful outbuildings, Oil CH
- Beautiful Garden Plot of approx. 1/3 acre



### Brief Description

Hawkstone Cottage is positioned in a stunning edge of Village location with views over farmland to one side and at the rear having the delightful outlook over Hawkstone Golf Course. The property is entered from the side into a lovely spacious L shaped Entrance Hall with window and further entrance door providing front access. A ground floor Shower Room is off to the right with a modern three piece suite. A set of glazed double doors lead into the Dining / Living Room with a lovely bow window to the front and further window to the side. Continuing along the Hall there are double and a single door into the Breakfast Kitchen which offers a range of units and space for appliances; window to the rear, quarry tiled floor and a pantry cupboard.

The Sitting Room is a light and airy room positioned to the front of the property with a walk-in bay window and further window; finally, at the end of the Hall is a Study / Downstairs Bedroom with window overlooking the front. Returning along the Hall, orientated to the rear outlook is the Scullery which provides a good range of base and wall mounted units, floor standing boiler; door to the rear lobby which provides access to outside and also to the walk-in Pantry cupboard. Before the Staircase is a Cloakroom with two piece suite.



Stairs, with two turns and a lovely window providing an outlook to the rear, ascend to the first floor Landing. The Bathroom has a three piece coloured suite, access to the loft space and generous sized airing cupboard. The spacious principal Bedroom is situated to the rear of the property with a range of built-in wardrobes; door to an En-suite Cloakroom with two piece suite and roof window. From the Bedroom a door opens into the Dressing Area and from here steps and a door open into the Attic Room - a generously proportioned space. There are two further Bedrooms, both with an outlook to the front.

Hawkstone Cottage has a lovely plot size of approximately 1/3 acre; the garage is approached over a sweeping gravel driveway which leads around the rear of the property to the Detached Garage which also includes an internal store; a garden store, freezer room and store room. The gardens are predominantly laid to lawn in several different sections to the front, side and rear; attractive, abundantly stocked shrub borders throughout the gardens and hedging to the boundaries, backing on to Weston Drive to the rear.



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## LOCATION

The property is set in a Conservation Area in the sought after village location of Weston Under Redcastle. There are views immediately to the rear over the golf course belonging to Hawkstone Park Hotel and is close to the famous Hawkstone Follies historic parkland with beautiful walks through stunning landscape. The magnificent Hawkstone Hall and Gardens is also nearby. Weston under Redcastle is approximately 13 miles north of the medieval county town of Shrewsbury and approximately 4 – 9 miles from the market towns of Wem, Whitchurch and Market Drayton. The larger villages of Hodnet and Prees are approximately 3 miles. The Potteries, Telford, Chester and Crewe with road and links are approximately 20 - 30 miles distant.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity and water are available. Private septic tank drainage. Oil fired central heating. 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

Travelling along the A53 and A442 in the direction of Market Drayton and Hodnet, at Espley Roundabout proceed along Shrewsbury Street into the Village of Hodnet; carry on through the Village and bear left on the bend in the direction of Marchamley and Whitchurch. After the Church take the first left in the direction of Weston Under Redcastle and Hawkstone Follies. After passing the sign for the Village, the property is immediately on your right hand side.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band E

## VIEWING / PRE SALES ADVICE

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD.

Tel: 01952 221200

Email: wellington@barbers-online.co.uk

## METHOD OF SALE

For Sale by Private Treaty.

**WE35315.210324**

## 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

### ENTRANCE HALL

**WET ROOM** 9' 5" x 4' 8" (2.87m x 1.42m)

**DRAWING ROOM** 21' 5" x 16' 7" (6.53m x 5.05m)

**BREAKFAST KITCHEN** 13' 5" x 11' 9" (4.09m x 3.58m)

**SITTING ROOM** 14' 3" x 13' 7" (4.34m x 4.14m)

**DINING ROOM** 14' 7" x 11' 6" (4.44m x 3.51m)

**SCULLERY** 10' 8" x 7' 2" (3.25m x 2.18m)

**CLOAKROOM** 6' 9" x 2' 9" (2.06m x 0.84m)

**BATHROOM** 7' 2" x 7' 2" (2.18m x 2.18m) plus door recess in addition

**BEDROOM ONE** 17' 0" x 13' 5" (5.18m x 4.09m) max. L shaped room

**EN-SUITE** 5' 3" x 4' 0" (1.6m x 1.22m)

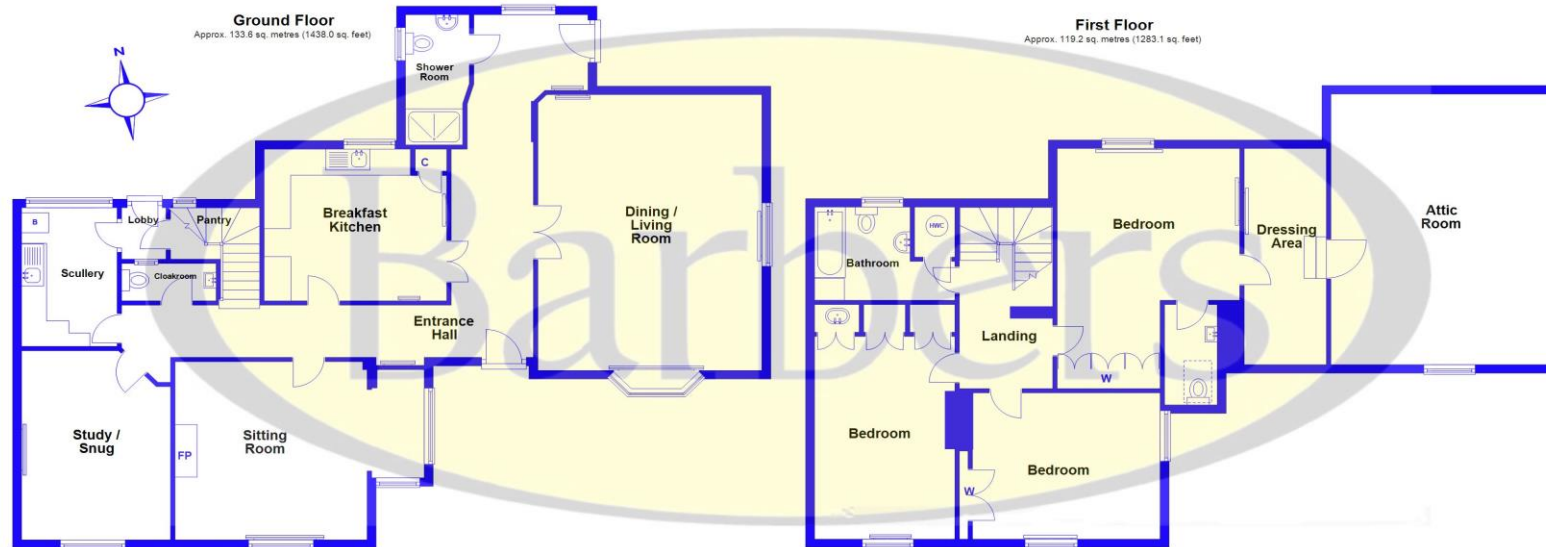
**DRESSING ROOM** 16' 4" x 5' 9" (4.98m x 1.75m)

**ATTIC ROOM** 21' 5" x 16' 7" (6.53m x 5.05m)

**BEDROOM TWO** 14' 4" x 11' 5" (4.37m x 3.48m)

**BEDROOM THREE** 16' 1" x 11' 2" (4.9m x 3.4m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Total area: approx. 252.8 sq. metres (2721.0 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.

Hawkstone Cottage, Weston Under Redcastle, Shrewsbury



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