



**FOR SALE**

Offers in the region of £365,000

Rednal Mill Cottage, Rednal, West Felton,  
Nr Oswestry, Shropshire, SY11 4HR

A most attractive 3/5 Bedroom detached period country cottage of immense charm and character, believed to originally date back to the 1800's, together with attractively presented surrounding gardens with frontage onto the River Perry, in a super rural location in the hamlet of Rednal.





West Felton (3 miles) Oswestry (5 miles), Shrewsbury (12 miles) Wrexham (17 miles)  
(All distances Approximate)



- Detached country cottage
- 3/5 Bedrooms
- Immense charm and character
- Gardens and grounds ext. to 0.64 of an acre
- River frontage
- Popular rural location

## DESCRIPTION

Halls are delighted with instructions to offer Rednal Mill Cottage, Rednal, near West Felton, for sale by private treaty.

Rednal Mill Cottage is a most attractive 3/5 Bedroom detached period country cottage of immense charm and character, believed to originally date back to the 1800's, together with attractively presented surrounding gardens with frontage onto the River Perry, in a super rural location in the hamlet of Rednal.

The internal accommodation, which is most versatile, currently provides, on the ground floor, a Dining Hall, Sitting Room, Breakfast Room, Kitchen, Rear Entrance Porch, Sunroom, 3 Bedrooms (2 utilised as Studies) and a Shower Room. The first floor comprises 2 Bedrooms and a Family Bathroom. The property benefits from a LPG gas fired central heating system, partially double glazed windows and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by lovely surrounding gardens including lawns, well stocked floral and herbaceous borders and vegetable garden areas, and lead down to the River Perry,

providing a haven for wildlife and making a lovely setting for sitting out. There is a covered veranda immediately adjacent to the sun room, providing a further area for sitting out/outdoor entertaining etc.

There is a most useful workshop and storage room, which can be accessed externally or from the rear Entrance Porch.

The sale of Rednal Mill Cottage does, therefore, provide a rare opportunity for purchasers to acquire an attractive and characterful country cottage in this rural, yet convenient, location, within 3 miles of the A5 trunk road.

## SITUATION

Rednal Mill Cottage is situated in the hamlet of Rednal which is, approximately, 3 miles from the popular village of West Felton. West Felton is a popular residential village enjoying a range of amenities including a general stores, post office, primary school, public house, church and village hall, all of which go to serve the villages day to day needs. The A5 trunk road is less than ¼ mile away and gives easy access to Oswestry (5 miles), Shrewsbury (12 miles) and Wrexham (17 miles).

## DIRECTIONS

From the centre of West Felton, with the village shop on your left hand side, proceed out of the village for approximately 0.8 of a mile and turn right, signposted 'Hordley and Rednal'. Continue along this road for approximately 2.8 miles and Rednal Mill Cottage will be situated on your right hand side, identified by a Halls 'For Sale' board.



### **THE ACCOMMODATION COMPRISES:**

A stone covered front entrance porch and an oak front entrance door leading in to a:

#### **DINING HALL**

15'11" x 15'4" (4.837m x 4.675m)

With a quarry tiled floor, a raised quarry tiled hearth with wood burning stove, exposed ceiling timbers, double glazed window to front elevation, radiator, recessed storage cupboards, concealed staircase rising to First Floor and a door in to the:

#### **SITTING ROOM**

14'4" x 14'0" (4.356m x 4.274m)

With a wood boarded floor, window to front elevation, radiator, exposed ceiling timbers, wood burning stove standing on a raised quarry tiled hearth with stone surround and wooden mantle over.

A further door leads from the Dining Hall in to a:

#### **BREAKFAST ROOM**

9'3" x 7'11" (2.813m x 2.419m)

With a part tiled, part carpeted floor, window to rear elevation overlooking the River Perry and open countryside, radiator, serving hatch through to Kitchen, an encased 'Baxi' LPG gas fired central heating boiler which heats the domestic hot water and central heating radiators and a door leading in to the:

#### **KITCHEN**

15'7" x 9'7" (4.744m x 2.906m)

With a tiled floor, window to rear elevation overlooking the River Perry and open countryside, exposed beams and a fitted pine kitchen comprising a stainless steel 1.5 bowl sink unit (H&C) with mixer tap and roll topped work surface area to either side, base units incorporating cupboards and drawers, integrated 'Creda' cooker with double oven and four ring electric hob, pull out dustbin, roll topped breakfast bar area with further roll topped work surface areas to either side, base units incorporating cupboards and drawers, a range of matching eye level cupboards, 2 with glazed fronts for display purposes etc., fitted 'AEG Micromat' microwave with storage cupboard to one side and above, upright storage cupboard, radiator and a door leading through to a:

#### **REAR ENTRANCE PORCH**

11'5" x 6'9" (3.47m x 2.053m)

With tiled flooring, windows to two elevations, door leading out to the rear gardens, exposed stone walling and a door leading through to the:

#### **STORAGE ROOM**

10'2" x 7'9" (3.087m x 2.351m)

With a stone floor, window to front elevation, exposed ceiling timbers and an archway leading through to a:

#### **WORKSHOP**

14'6" x 9'11" (4.409m x 3.017m)





3 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



With a stone floor, window to rear elevation, side entrance door leading to the drive, fluorescent strip lighting.

A further door leads from the Dining Hall in to the:

#### UTILITY ROOM

10'3" x 6'4" (3.121m x 1.936m)

With tiled flooring, window to rear elevation, sky light, a stainless steel sink unit (H&C) with swan neck mixer tap, roll topped work surface area to either side, base units incorporating cupboards, matching eye level cupboards, planned space and plumbing for a washing machine and drier.

A further door leads from the Dining Hall in to an:

#### INNER HALLWAY

Giving access to the following accommodation which would make an ideal annexe for dependant relatives and the like.

#### SUNROOM

20'0" x 9'8" (6.095m x 2.939m)

With a laminate flooring, glazed front and side elevations overlooking the gardens, wall mounted Dimplex heater and a door leading out to a covered veranda.

#### BEDROOM 3

16'0" x 10'0" (4.866m x 3.045m)

A bright triple aspect room with stone built fireplace with a raised tiled hearth, radiator and windows to front, side and rear elevations.

#### BEDROOM 4/STUDY

10'7" x 7'11" (3.223m x 2.412m)

With a window to rear elevation, radiator and Velux roof light.

#### BEDROOM 5/STUDY

10'8" x 7'11" (3.236m x 2.417m)

With a window to rear elevation, Velux roof light, radiator.

#### SHOWER ROOM

With a pedestal hand basin (H&C), low flush WC, fully tiled shower cubicle with electric shower and sky light.

A staircase rises from the Dining Hall to a:

#### FIRST FLOOR LANDING AREA

With a fitted carpet as laid, Velux roof light and a door in to:

#### BEDROOM 1

15'2" x 14'6" (4.635m x 4.42m)

With a fitted carpet as laid, windows to front elevation, two Velux roof lights, a range of fitted wardrobes with storage cupboards over, radiator and a door in to the Airing Cupboard with slatted shelving and a radiator.

#### BEDROOM 2

14'2" x 6'11" (4.329m x 2.107m)

With a fitted carpet as laid, 2 windows to front elevation, recessed fitted wardrobe with storage



cupboards over.

### **FAMILY BATHROOM**

With a pine panelled bath (H&C), pedestal hand basin (H&C), partly tiled walls, low flush WC, Velux roof light.

### **OUTSIDE**

The property is approached from the council maintained highway over a tarmacadam drive which leads to the side of the property and provides ample parking and manoeuvring space and leads to a covered car port with parking for two vehicles. A gravelled pathway leads to the front entrance door.

### **GARDENS**

The gardens are a superb feature of the property and extend to all sides, being mainly laid to lawn, with a number of interspersed well stocked floral and herbaceous borders, as well as an abundance of shrubs and trees. To the rear, the gardens are terraced and descend to the banks of the adjacent River Perry, affording stunning views and providing a haven for wildlife.

There is a vegetable garden area, two timber storage sheds and a metal framed greenhouse.

### **SERVICES**

We understand that the property has the benefit of mains water and electricity. We are informed that the central heating is fired by LPG and the drainage is to a private system.

### **TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### **LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### **COUNCIL TAX**

The property is in Band 'E' on the Shropshire Council Register. The payment for 2016/2017 is £1,870.46.

### **VIEWING**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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 Ratings



**01691 622 602**

**Ellesmere office:**  
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