



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Shore Cottage, Shore Lane, Cressage SY5 6BS**

**£499,950 Region**

To view this property please call us on **01743 236 800** Ref: C7125/GM/MU

**NO CHAIN**

# A most attractive, Grade II Listed, 3 bedroomed, detached cottage.

This most attractive, Grade II Listed, 3 bedroomed, detached property provides well planned and well proportioned accommodation throughout and is presented to an exacting standard. The property boasts a wealth of period features including fireplaces, exposed wall and ceiling timbers, wood flooring and solid oak doors. The accommodation briefly comprises : entrance hall, sitting room, kitchen, dining room, lounge, master bedroom with shower room en suite, 2 further double bedrooms and a bathroom. Particularly attractive and neatly kept gardens. Ample parking and an open fronted double garage. The property also benefits from LPG gas-fired central heating.

This property is pleasantly situated on the outskirts of the popular village of Cressage within easy travelling to Shrewsbury, Telford and Bridgnorth. Within the village are a range of amenities including a Primary School, Doctor's Surgery, Church, Village Shop/Post Office and a frequent bus service to the nearby Shrewsbury town centre.



## INSIDE THE PROPERTY

### ENTRANCE HALL

Wood flooring  
Exposed wall and ceiling beams.

Low flush wc

Wash hand basin set to a wooden vanity unit with store cupboard  
Exposed beams  
Wood flooring.

### SITTING ROOM

19'2" x 15'4" (5.84m x 4.67m)

A stunning oak framed room with exposed beams and French doors leading out to a front patio area  
Attractive feature fireplace with log burner  
Wood flooring.

### OUTSIDE THE PROPERTY

TO THE FRONT the property is approached through double wooden entrance gates and over a large gravelled forecourt providing ample parking and turning space. DETACHED OPEN FRONTED DOUBLE GARAGE with concrete floor, power and lighting.

### DINING ROOM

15'3" x 15'3" (4.64m x 4.66m)  
Attractive fireplace with log burner  
Large built in store cupboard  
Exposed wall and ceiling beams  
Window to the rear overlooking the garden.

Neatly kept FRONT GARDEN with a spacious patio area and herbaceous shrub borders. Log store. 2 good sized store rooms.

### KITCHEN

15'3" x 11'11" (4.64m x 3.62m)  
Fitted with a range of matching wall and base units comprising of both cupboards and drawers with granite worktops over and a range of integrated appliances  
Door leading to rear garden  
Quarry tiled floor  
Exposed wall and ceiling beams.

To the rear of the property is a particularly attractive and neatly kept GARDEN with a large lawned area, paved patio area, summerhouse, well stocked shrub borders. The whole is enclosed on all sides by mature hedging and picket fencing.

### OFFICE/STUDY

15'3" x 12'6" (4.65m x 3.81m)  
Feature fireplace with exposed brick and log burner  
Exposed wall and ceiling beams  
Windows to the front and rear overlooking the gardens.

A STAIRCASE rises from the dining room the the FIRST FLOOR LANDING with exposed wall and ceiling beams.

### MASTER BEDROOM

19'2" x 15'4" (5.83m x 4.68m)  
A stunning room with exposed beams and range of fitted wardrobes

### EN SUITE

Fitted with a modern white suite comprising tiled corner shower cubicle  
Pedestal wash hand basin  
Low flush wc  
Wood flooring  
Exposed beams.

### BEDROOM 2

15'3" x 13'1" (4.64m x 3.99m)  
Exposed beams  
Window to the rear overlooking the garden.

### BEDROOM 3

15'3" x 9'1" (4.64m x 2.78m)  
Exposed beams  
Window to the side overlooking open countryside.  
Fitted wardrobes.

### BATHROOM

Fitted with a white suite comprising free standing bath with shower over







## FLOOR PLANS ...



Total area: approx. 1719.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A458 Much Wenlock Road. Proceed through the village of Cross Houses and on entering the village of Cressage, turn right onto Shore Lane, signposted to Cound Moor and Acton Burnell. Proceed for a short distance where the property is the first found on the left hand side.



### SERVICES

We understand that mains water, electricity and drainage are connected. LPG gas.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

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4 The Square, Church Stretton SY6 6DA  
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