



FOR SALE

Offers In The Region Of £565,000

3 Weston Heath, Weston, Shrewsbury, SY4 5XE

A charming and most interesting detached country cottage, with scope to improve, whilst set in beautiful gardens with outhouses, a small amenity paddock and woodland, in an unspoilt and sought after setting. IN ALL ABOUT 4.25 ACRES



Mileages: Wem 4.7 miles, Whitchurch 9.2 miles, Market Drayton 9.8 miles, Shrewsbury 13.5 miles, Telford 19.1 miles. All distances are approximate.



- **A detached country property**
- **Scope to modernise**
- **Character accommodation**
- **Outhouses & Garden Workshop**
- **Woodland & Amenity Paddock**
- **IN ALL ABOUT 4.25 ACRES**

DIRECTIONS

From Shrewsbury proceed north along the A49 for about 8.5 miles and turn right signposted Hawkstone Park Golf Club/Weston-under-Redcastle. Proceed up to the village and turn right immediately before the church onto Guinea Lane. Follow this lane for about 1 mile and the property will be found on the left hand side with a green entrance gate.

SITUATION

The property occupies a particularly picturesque location, set off a charming country lane, nestling amidst glorious Hawkstone countryside, just outside the village of Weston-under-Redcastle. Hawkstone Hall, the celebrated Follies and Hawkstone Park Golf Club are nearby. The surrounding area is noted for its lovely open countryside and walks. A good selection of amenities can be found at Wem, including shops, schools and a rail service, or alternatively there is Whitchurch to the north and Shrewsbury to the south. Commuters will find that the property is well placed with access to a number of commercial centres including Telford/M54 motorway and Wolverhampton, Chester or The Potteries.

DESCRIPTION

This delightful detached country property provides a rare opportunity for prospective purchasers to acquire their 'little bit of rural England', which offers a charming extended detached cottage oozing with character, whilst it would benefit a tasteful scheme of sympathetic modernisation and refurbishment. In addition, there are a selection of traditional outhouses as well as a very useful garden workshop. The gardens are a particular feature to the property which comprise of extensive lawns interspersed with a whole host of specimen trees and flowering shrubs, including numerous native wild flowers, which have been planned to encourage wildlife. Adjacent to the main gardens is a small and useful amenity paddock, for those seeking a pony paddock or for other such livestock. The paddock could easily be extended if required.

The woodland lies beyond and is provided within a single enclosure of mixed woodland having a number of cleared walks and is a joy, particularly during the spring flowering months. This area of the property extends to approximately 3.25 acres.

THE PROPERTY AS A WHOLE EXTENDS TO AN ESTIMATED 4.25 ACRES.

ACCOMMODATION

ENCLOSED PORCH (TIMBER CONSTRUCTION)

KITCHEN

With quarry tiled floor. Extensive fitted work surfaces with tiled splash and built in one and a half bowl sink unit. A selection of oak faced style base and eye level units comprising cupboards and drawers. Slot in electric BEKO COOKER. Space for fridge.

INNER LOBBY

With quarry tiled floor.

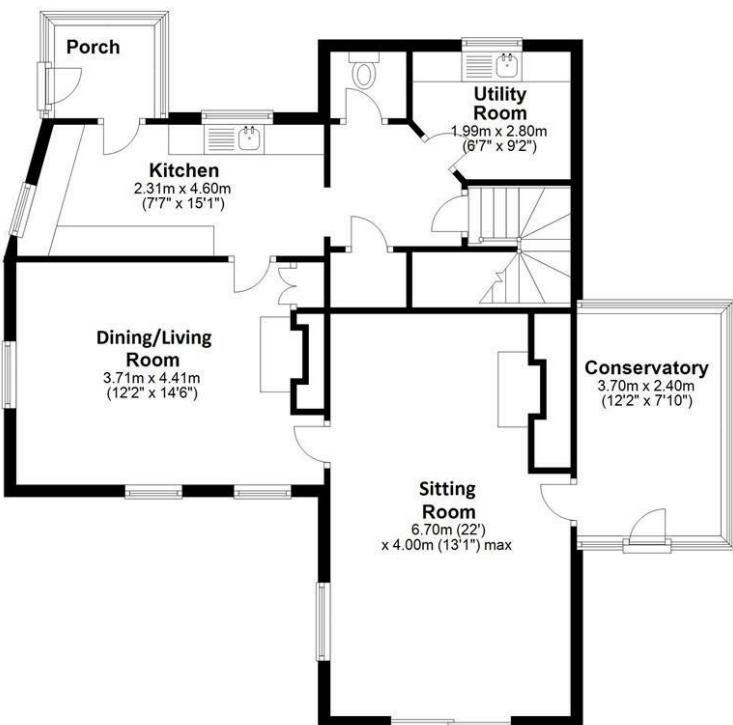
PANTRY

With quarry tiled floor and fitted shelving.



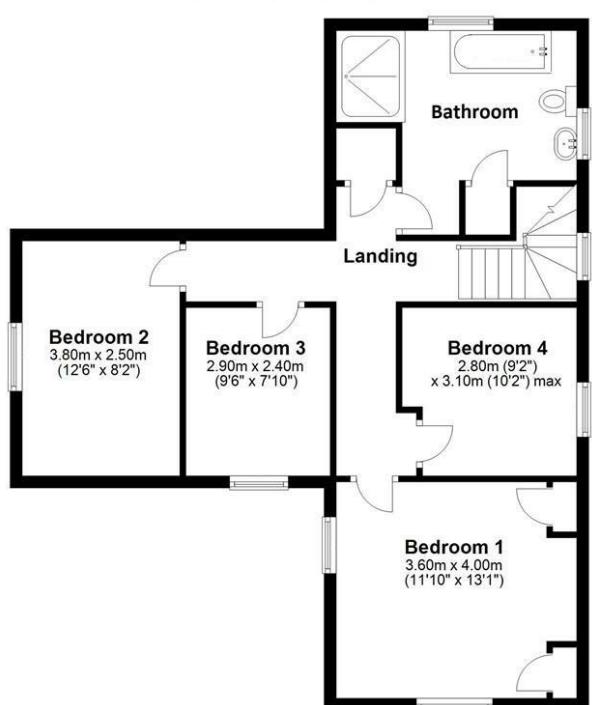
Ground Floor

Approx. 86.8 sq. metres (934.5 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



Total area: approx. 151.7 sq. metres (1633.1 sq. feet)

3 Weston Heath

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.



2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



UTILITY ROOM

With mainly quarry tiled floor. Fitted sink unit with cupboards under. Space and plumbing for washing machine. Space for upright fridge freezer.

SEPARATE WC

With quarry tiled floor and low flush suite.

DINING/LIVING ROOM

With exposed beamed ceiling. Tiled range recess housing solid fuel RAYBURN RANGE COOKER which also serves the domestic hot water system and certain radiators. Built in floor to ceiling double storage cupboard.

SITTING ROOM

With feature brick inglenook style fireplace incorporating wood burning stove, oak beam mantle, quarry tiled hearth with oak trim and flanking the fireplace are log stores. Beam to ceiling. Double glazed sliding patio door which leads out to the garden.

CONSERVATORY

With wraparound double glazed windows. Door to garden.

From the Inner Lobby a split level staircase rises to:

FIRST FLOOR LANDING

With built in airing cupboard.

BEDROOM 1

With bedhead recess. Flanking built in wardrobes. Twin window aspect overlooking the gardens and farmland beyond.

BEDROOM 2

With window aspect across the lane onto open farmland.

BEDROOM 3

With window aspect out onto the garden.

BEDROOM 4

With window aspect out onto the rear garden.

BATHROOM

With roll topped claw foot bath, bidet, pedestal wash hand basin, close coupled WC, tiled shower cubicle with wall mounted electric shower unit and two built in storage cupboards. Built in airing cupboard containing factory insulated hot water cylinder with immersion heater and slatted shelving over.

OUTSIDE

The property is approached through a gated entrance onto a part stoned driveway which leads to a parking area. Set adjacent to a cottage are a selection of outbuildings comprising:

A FUEL STORE approx. 12'3 x 8'1. Built of stone, brick and tile.
GARDEN STORE approx. 15'1 x 7'0. Built of stone, brick and corrugated iron.
OLD PRIVY/TOOL STORE. Built of brick and slate.

THE GARDENS

These surround the Cottage and have been designed and planted to encourage wild flowers and wildlife. They comprise a generous size lawn interspersed by a number of fruit trees, flowering shrubs and herbaceous borders. Adjacent lies a wild flower area abundantly stocked with bluebells, primrose, forget-me-not, etc together with a selection of fruit trees which extend into a further larger lawned area and include eating and cooking apples, plums, damsons and a unique pear tree (believed to be over 200 years old). Adjacent to the driveway is an area comprising assorted specimen trees together with roses. There is a further rear lawn which is surrounded by mature trees including Copper Beech, Silver Birch, mature Holly and Laurel, amongst others.

WORKSHOP approx. 30'0 x 11'4 with concrete floor and timber twin entrance doors.
Useful LOG STORE.
Besides this area of lawn is a useful SMALL PONY AMENITY PADDOCK.



THE WOODLAND

This is approached off the bottom of the main gardens and comprises of a single enclosure of mature mixed woodland, including Oak, Sycamore, Beech, Larch, Scots Pine, Douglas Fir, Hemlock and a number of others, whilst the base of part of the woodland offers a carpet of Bluebells. Pathways have been cleared for a lovely walk which meanders through and around the wood and also incorporates flowering Rhododendrons.

GENERAL REMARKS

RIGHTS OF WAY/EASEMENTS & WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoings whether mentioned in these particulars or not. It may be noted that the neighbouring property, known as Rock Cottage, has a private right of way along a designated path running through the woodland only. A plan which marks this route can be obtained from the Agents if required.

FIXTURES AND FITTINGS

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

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Solid fuel central heating system (limited radiators). None of these services have been tested.

COUNCIL TAX

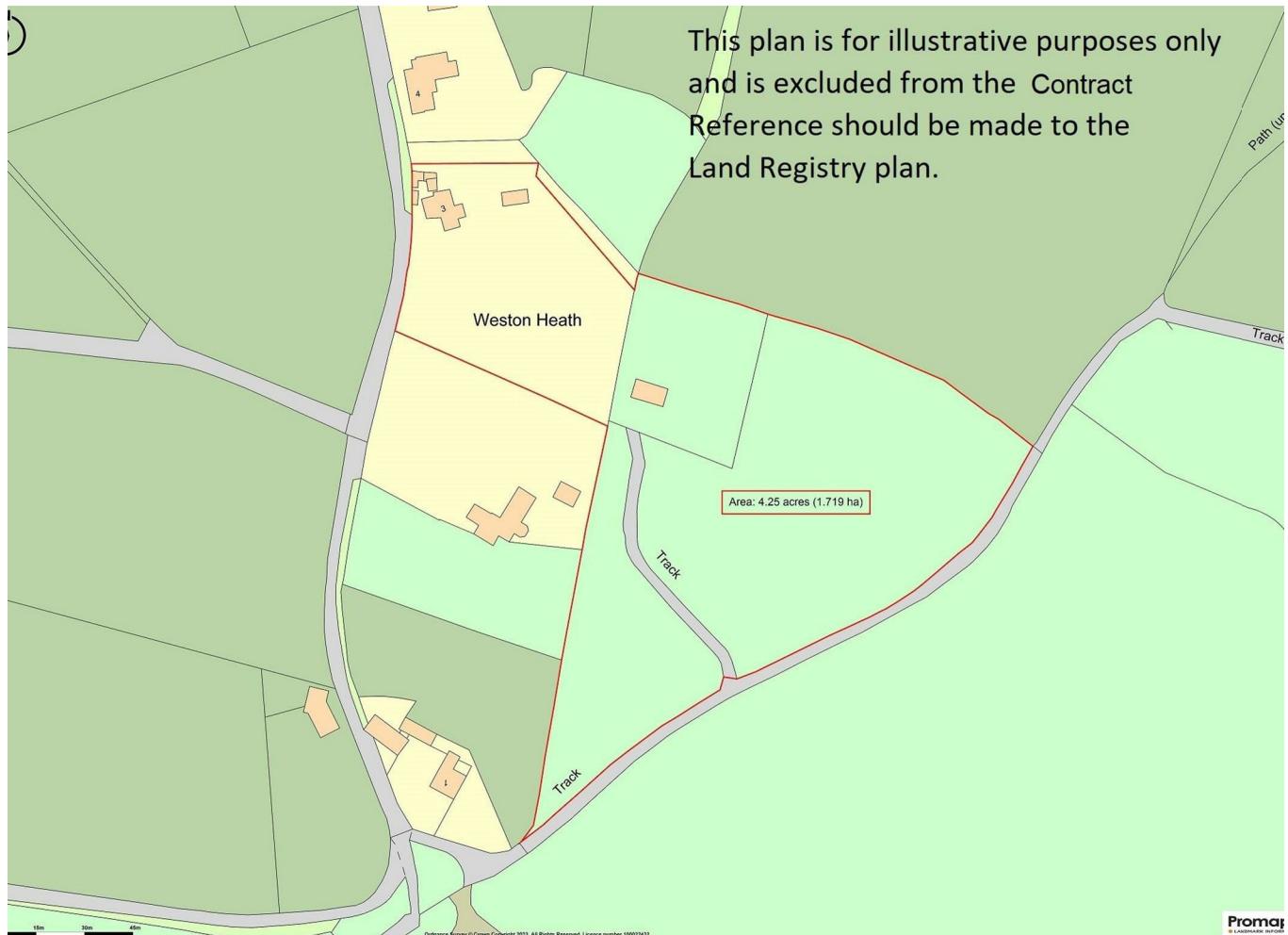
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsrb.com



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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 Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01743 236 444

Shrewsbury Sales
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