



2 LITTLE MOSTERLEY COTTAGES

LITTLE MOSTERLEY | COUND | SHREWSBURY | SY5 6BG





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Shrewsbury 7.0 miles | Telford 11.6 miles
(all mileages are approximate)

A CHARMING RURAL COTTAGE, OFFERING FLEXIBLE LIVING
ACCOMMODATION WITH MATURE GARDNES AND BEAUTIFUL
COUNTRYSIDE VIEWS.

Charming three-bedroom semi-detached cottage in an idyllic rural setting
Beautifully presented throughout with recently installed windows
Kitchen, dining room and family room with log burning stove
Large mature wrap-around gardens with patio, al fresco entertaining area, vegetable patch and greenhouse
Private gravelled driveway and stunning views across the surrounding Shropshire countryside



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///deeds.converged.surfaces

From Shrewsbury take the A458 Bridgnorth road to Cross Houses. Continue on until reaching the right turning for Cound. Follow this lane through to Upper Cound and left at the junction. Follow this lane until reaching Cound Moor and then take the left turn sign posted Cressage. Follow this road until reaching a small group of houses and the property will be seen fairly central on the right.

SITUATION

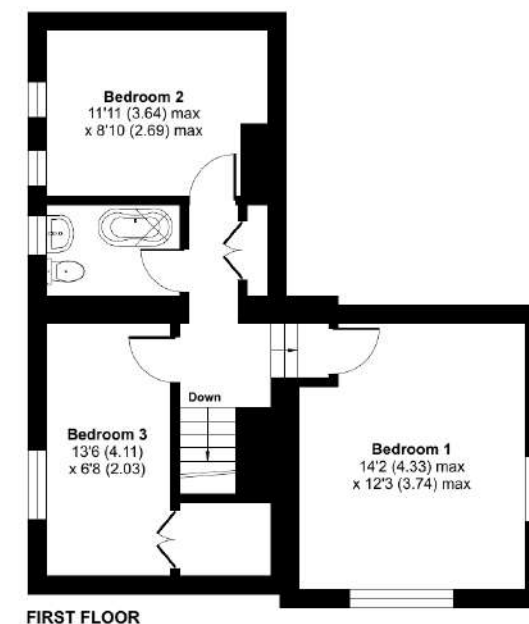
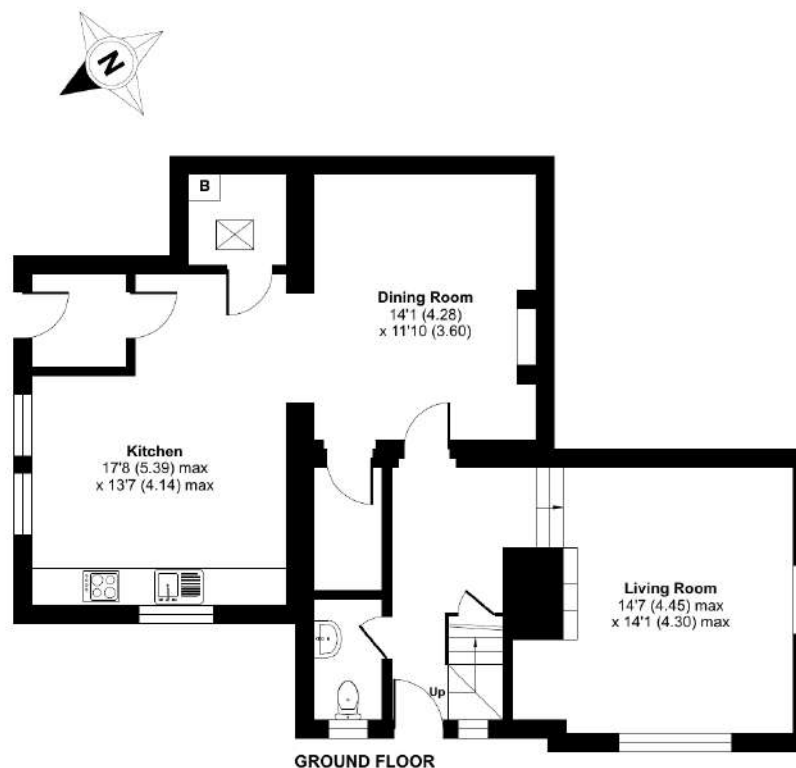
Cound Moor is a delightful rural hamlet situated within the sought-after countryside to the south of Shrewsbury. The property forms part of a peaceful rural community surrounded by open farmland and attractive countryside, making it particularly well suited to those seeking a quieter lifestyle whilst retaining convenient access to the county town.

The nearby village of Cound provides a range of local amenities and facilities, including the village church, cricket and tennis clubs, whilst the popular Riverside Inn is approximately three miles away. The surrounding area is particularly attractive for those who enjoy walking and cycling, with numerous country lanes, footpaths and bridleways providing opportunities to explore the beautiful Shropshire countryside directly from the property.

Shrewsbury, the county town of Shropshire, is approximately 8 miles away and provides an excellent range of shopping, leisure and cultural facilities, together with a wide selection of independent shops, restaurants and cafés. The town's railway station also provides direct connections to a number of regional centres and London.

PROPERTY

2 Mosterley Cottages is a particularly charming and well-presented three-bedroom semi-detached cottage,



Approximate Area = 1380 sq ft / 128.2 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1497029

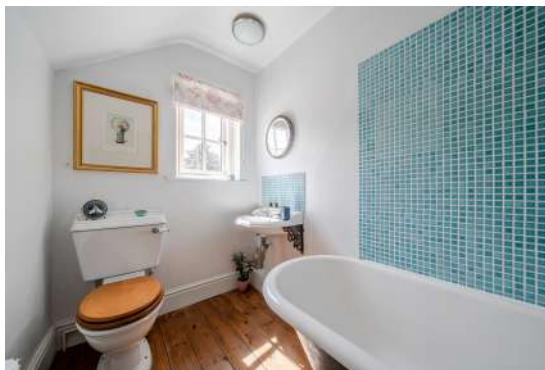


occupying a peaceful and idyllic rural position within the highly regarded golden triangle to the south of Shrewsbury. The property enjoys a wonderful sense of peace and tranquillity, surrounded by mature gardens and open countryside, yet remains conveniently placed for access to Shrewsbury and the surrounding towns and villages.

The cottage has a lovely characterful feel throughout, with well-proportioned accommodation arranged

over two floors and a number of attractive features including a log burning stove, recently installed windows and excellent views over the surrounding countryside. The accommodation extends to approximately 1,380 sq ft (128.2 sq m).

At the heart of the home is the kitchen/breakfast, which opens through to a generous family room, the family room provides a particularly welcoming space centred around the log burning stove. There is also a



further sitting room that is dual aspect and also has a log burner.

On the first floor there are 3 double bedrooms and a family bathroom with the principle bedroom benefitting from stunning rural views.

OUTSIDE

Externally, the property is surrounded by large, mature wrap-around gardens, which are a particular feature of the house. The gardens are predominantly laid to lawn with established trees and planting, together with a gravelled driveway providing private parking to the side. There is a delightful patio and generous al fresco entertaining area, ideal for enjoying the peaceful surroundings and far-reaching rural views. The gardens also include a vegetable patch and greenhouse, making this an appealing property for those looking to enjoy a more rural way of life.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



