

**FOR SALE**

Offers In The Region Of £650,000

June Cottage Frodesley, Dorrington, Shrewsbury, SY5 7HF

June Cottage is an incredibly attractive Grade II listed family home that has been meticulously updated and extended by the current owners set in quarter of an acre with spectacular panoramic countryside views.





- Idyllic setting
- Southerly facing mature gardens
- Large Outbuildings
- 3 reception rooms
- Huge amount of charm and character
- Sought after location

DIRECTIONS

From Shrewsbury take the A49 through Bayston Hill and turn left sign posted Condover. Continue through Condover passed the primary school. Turn left onto Church Street. Continue out of the village and bear right by Farm Friends. Continue for just under 3 miles and turn left on to Frodesley Lane. June Cottage can be found after a short distance on your right hand side.

SITUATION

June Cottage is situated just outside the rural hamlet of Frodesley, which is situated in beautiful rolling Shropshire countryside. Local amenities can be found in Acton Burnell, which has a post office and general store. A more extensive range of shopping, recreational and educational facilities can be found in the historic county town of Shrewsbury. The property is within the reach of local schools including Condover Primary, Longnor Primary School and Church Stretton School.

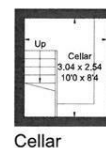
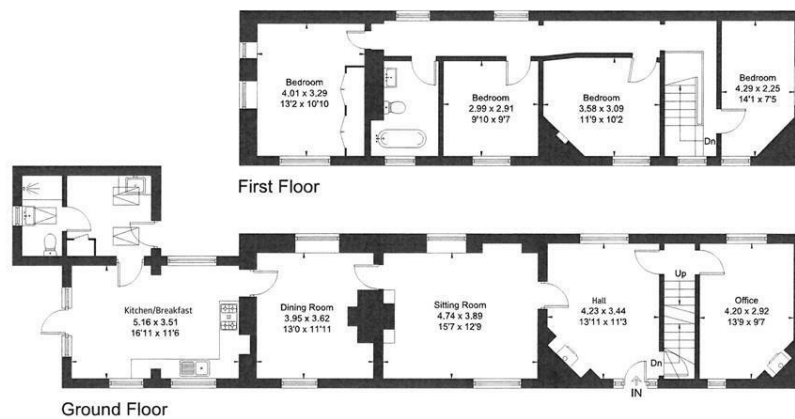
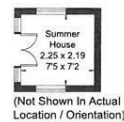
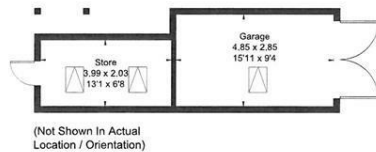
Communications in the area are good with the M54 (Junction 7) providing access to Telford, the West Midlands conurbation and the national motorway network. From Shrewsbury the A5 provides access to Mid and North Wales linking with the A53 to The Potteries and the A49 to Chester, Manchester, Liverpool and beyond. There is an InterCity rail network from Shrewsbury, Wellington, Telford and Stafford as well as the national airports of Birmingham, Manchester, Liverpool and the East Midlands.

DESCRIPTION

June Cottage is believed to date back to the 17th century and offers huge amount of character throughout whilst still providing great living accommodation for the modern family. There are plenty of exposed beams and brick work, tiled and solid wood floors, 2 corner fire places and high ceilings. On the ground floor there is a lovely kitchen/breakfast room with extended utility room and shower room located just off it, stunning reception hall with feature corner fire place and clear view stove, sitting room with fireplace, dining room with clear view stove, and a study with a corner fireplace. On the first floor there is the marvellous principal bedroom offering wonderful dual aspect countryside views, three further bedrooms and a family bathroom.



Approximate Floor Area = 166.8 sq m / 1795 sq ft
 Cellar = 7.8 sq m / 84 sq ft
 Outbuildings = 27.0 sq m / 291 sq ft
 Total = 201.6 sq m / 2170 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67377

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.



5 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



ACCOMMODATION

RECEPTION HALL

Tiled floor with corner fireplace housing a Clear View wood burning stove.

SNUG/STUDY

Dual aspect, wood burning stove.

CELLAR

Useful for storage.

SITTING ROOM

Dual aspect, alcoves, open fireplace.

DINING ROOM

Dual aspect, cast iron fireplace with Clear View wood burning stove.

KITCHEN/BREAKFAST ROOM

Wonderful views of the Wrekin from the Belfast sink, wall and floor units, range style cooker, areas for dining table, doors leading to patio area.

UTILITY ROOM

Underfloor heating, boiler cupboard, further wall and floor cupboards and a shower room with WC. Door leading to the second driveway.

BEDROOM ONE

Dual aspect offering stunning views towards the Wrekin, built in wardrobes.

BEDROOM TWO

Wood floors. Views towards the Wrekin.

BEDROOM THREE

Wood floors, views of the Wrekin, corner fireplace.



BEDROOM FOUR

Dual aspect.

OUTSIDE

Outside there is a large private and mature rear southerly facing garden with lawned area, specimen trees, vegetable patches and alfresco entertaining areas including a summer house. There are two private driveways offering plenty of parking and a large timber outbuilding incorporating a garage, workshop and large wood store (1.5m x 4m). In total the property is set on approximately 0.25 acre.

GENERAL REMARKS

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. Drainage is to a septic tank. Heating is by LPG gas supplying combi boiler and cooking range. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

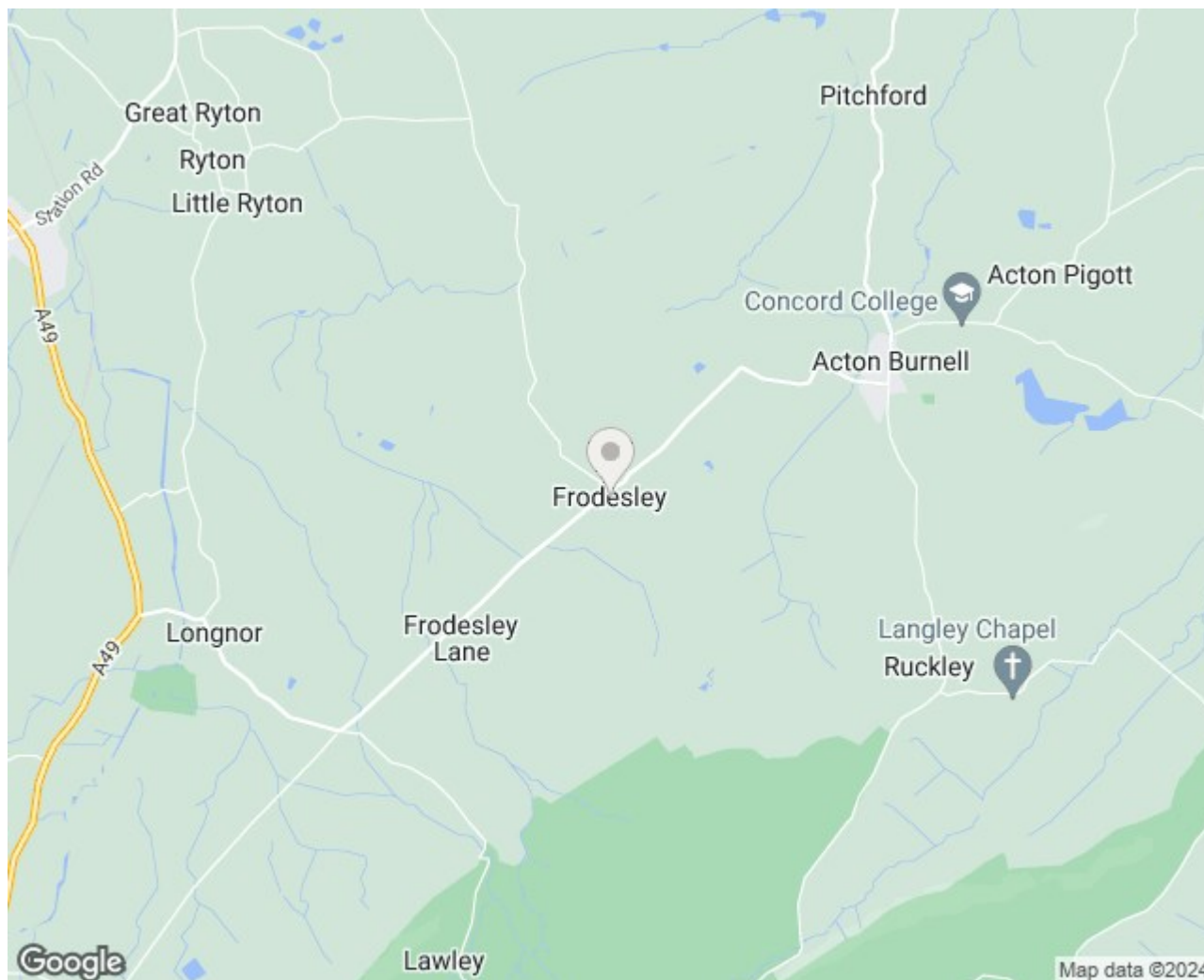
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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



01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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