



1 JESSAMINE COTTAGES

WATTLESBOROUGH | HALFWAY HOUSE | SHREWSBURY | SY5 9EE





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Shrewsbury 11.9 miles | Telford 24.6 miles
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE, EXTENDED SEMI-DETACHED FAMILY HOME
THAT OFFERS WONDERFULLY FLEXIBLE, WELL PROPORTIONED AND
FLOWING ACCOMMODATION WITH LOVELY COUNTRYSIDE VIEWS.

Beautifully presented throughout
Wonderful open plan kitchen/dining room leading to a superb family room
Principal bedroom with vaulted ceiling and ensuite facilities
Private electric gates leading to the driveway
Landscaped gardens and patio to the rear



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool Road, passing through Ford and then passed Rowton Castle Hotel. Continue up the bank and drop down on the other side, then around a right hand bend and the property will be seen a short distance on the right, set back immediately before the 50mph sign.

SITUATION

Wattlesborough village offers a local shop, post office, 2 public houses, community hall and a church.

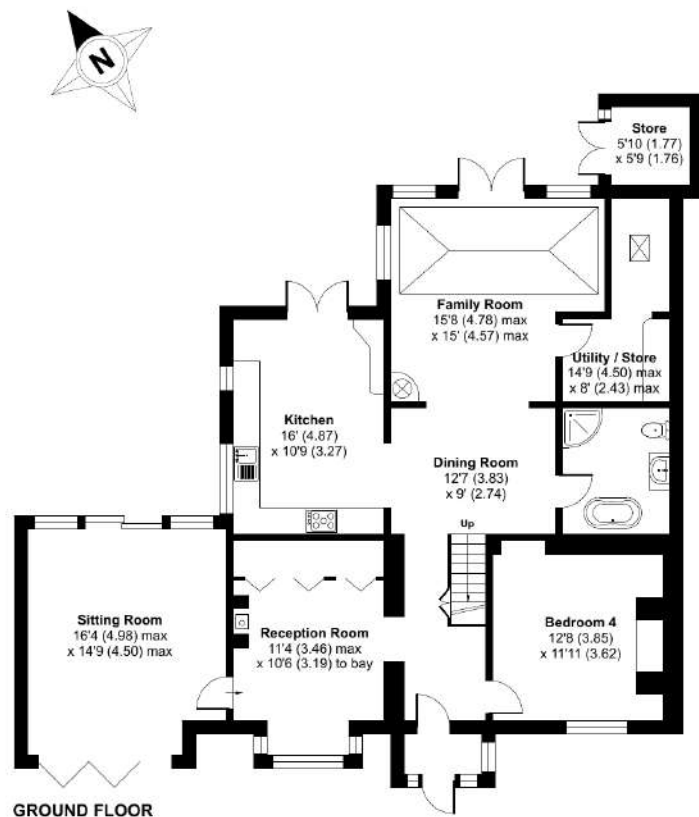
The county town of Shrewsbury is within easy reach and provides a further range of comprehensive shopping and recreational activities. There are a number of highly regarded schools in the area, in both the state and private sectors.

The A5 provides good road links to the North and South, whilst the M54 provides links to Birmingham and Midland business centres. A rail service is available in Shrewsbury and airports are available at Liverpool, Manchester and Birmingham.

PROPERTY

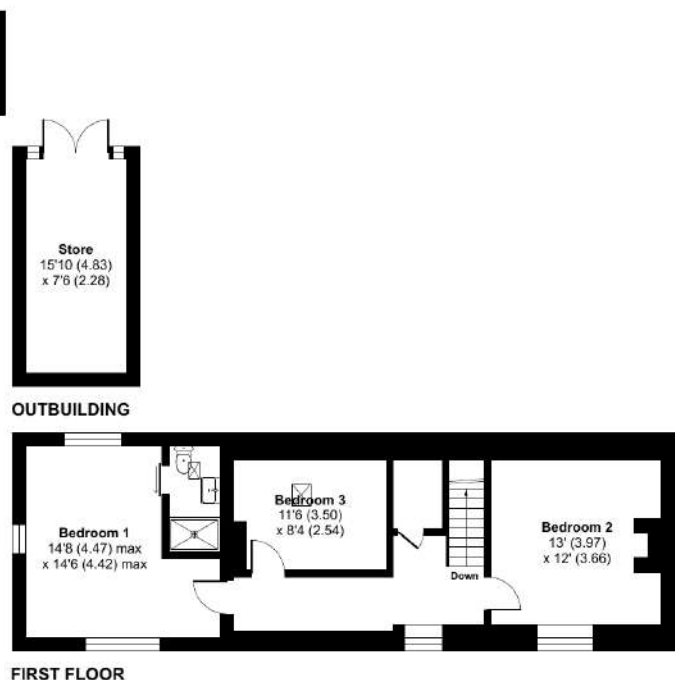
1 Jessamine Cottages is an attractive family home that provides well planned and flexible accommodation with well proportioned and flowing rooms whilst still providing a wealth of charm and character throughout. The property is set behind private electric gates and has attractive landscaped rear gardens with generous parking and turning space for several cars. The property benefits from oil-fired central heating and double glazing.

The property is entered through a partly glazed entrance porch that leads through to the reception hall. The dining room is directly in front of you with the incredibly impressive family with log burning stove.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1396526

The kitchen is well appointed and fitted with a range of matching units, a range style cooker, built in dishwasher and has glazed double doors opening onto and overlooking the rear garden. There is an incredibly useful large utility room with the downstairs family bathroom positioned next to it with a free standing roll top bath and corner shower cubicle. There are two further reception rooms, including the recently converted garage which offers great entertaining space and the fourth bedroom that



has a feature inglenook fireplace with wood burning stove inset.

On the first floor there is the principal bedroom with en-suite facilities and two further bedrooms.

Approximate Area = 2034 sq ft / 188.9 sq m
Outbuildings = 153 sq ft / 14.2 sq m
Total = 2187 sq ft / 203.2 sq m
For identification only - Not to scale





OUTSIDE

To the front, the property is divided and screened by an established conifer hedge and approached through private electric gates and over a gravelled drive and forecourt providing ample parking and turning space for several cars.

A paved pathway serves the formal reception area and extends to the side of the property with gateway access to the good sized and well stocked landscaped rear gardens with an extensive patio and terrace, formal steps to a neatly kept and well maintained lawn with well stocked floral, shrubbery and herbaceous borders and to the far boundary a further paved seating area from which views over the neighbouring fields and countryside can be enjoyed. There is also a large shed.

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

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.



