



THE COTTAGE

CHAVEL | FORD | SHREWSBURY | SY5 9LB





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Shrewsbury 11.5 miles | Telford 20.6 miles
(all mileages are approximate)

A SUBSTANTIAL DETACHED FAMILY HOME OFFERING EXTENSIVE AND
VERSATILE ACCOMMODATION OCCUPYING A WONDERFUL PLOT
BACKING ONTO FARMLAND WITH PLANNING PERMISSION.

Planning permission in principle Ref 26/00858/PIP
Three generous reception rooms providing excellent space for family living and entertaining
Five double bedrooms including a ground floor guest suite with en-suite facilities
Approximately 0.5 acre of gardens and grounds
Ample private parking



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///erupt.flying.flagpole

From Shrewsbury, proceed to the A5 bypass and continue west along the A458 Welshpool Road to Ford. On arrival at the village, the property will be seen on the left hand side.

SITUATION

The property occupies an attractive position on the fringe of the popular village of Ford, which benefits from a range of local amenities including a primary school, convenience store and filling station, fish and chip shop and Indian restaurant.

The county town of Shrewsbury lies only a short distance away and provides an excellent selection of shopping, leisure and recreational facilities together with both state and independent schooling and a mainline railway station.

For commuters, the nearby A5 provides excellent access to the M54 motorway network and onwards to Telford, Wolverhampton and Birmingham, whilst routes to Oswestry, Chester, Wrexham, Welshpool and the Welsh coast are all readily accessible.

PROPERTY

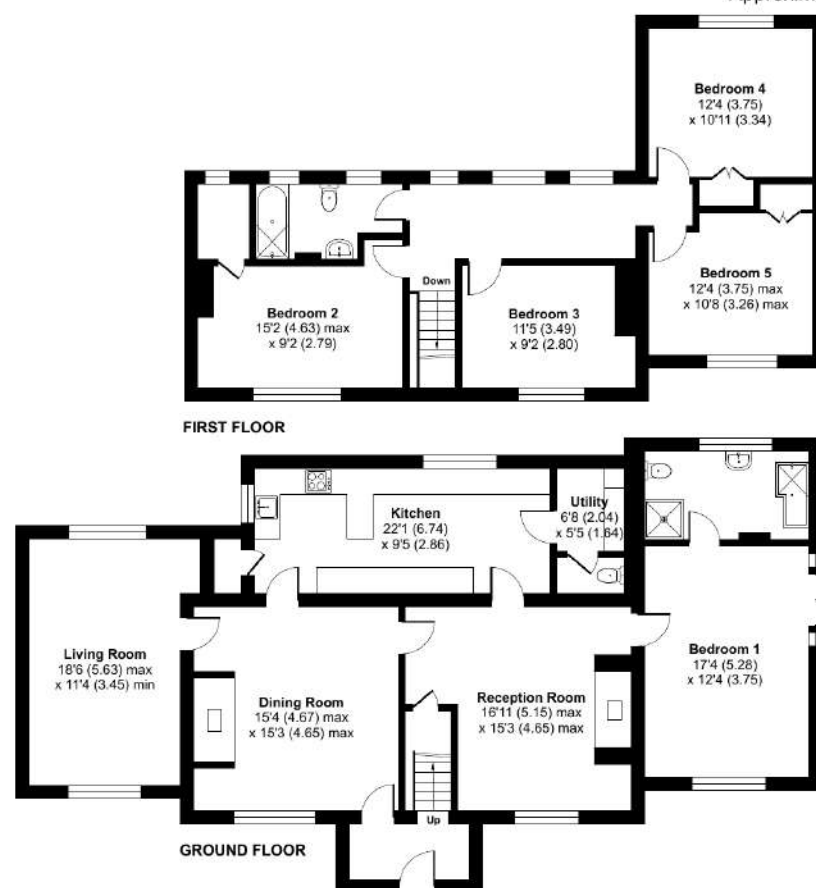
The Cottage is a superb detached family home offering extensive and versatile accommodation arranged over two floors and occupying an impressive plot extending to approximately 0.5 acre.

The property has been well maintained and provides an increasingly rare opportunity to acquire a substantial family home with considerable potential for further enhancement, extension or development, subject to the necessary planning consents.



Approximate Area = 2223 sq ft / 206.5 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). © nitchcom 2026. Produced for Halls. REF: 1478549



The ground floor accommodation is particularly impressive and comprises a welcoming entrance hall leading to three well proportioned reception rooms including a sitting room, living room and dining room, all of which provide excellent flexibility for modern family living and entertaining.

At the heart of the house is the large kitchen/breakfast room fitted with an attractive range of wall and floor units complemented by granite work surfaces and

offering ample space for informal dining and family gatherings. A useful utility room and separate cloakroom further enhance the practicality of the accommodation.

A particular feature of the property is the ground floor double bedroom with en suite facilities, making it ideal for multi-generational living, guest accommodation or those seeking ground floor sleeping arrangements.



To the first floor are four further double bedrooms served by a family bathroom.

OUTSIDE

The property is approached over a private driveway providing ample parking for numerous vehicles.

A particular feature of The Cottage is the wonderful plot extending to approximately 0.5 acre, providing extensive gardens and grounds together with exceptional scope for further landscaping, extension or development opportunities, subject to the necessary planning permissions. The grounds offer a rare combination of space, privacy and potential, making this an outstanding opportunity for purchasers seeking a substantial family home in a convenient village setting.

GENERAL REMARKS

PLANNING PERMISSION

Planning permission in principle Ref 26/00858/PIP

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.

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 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.



