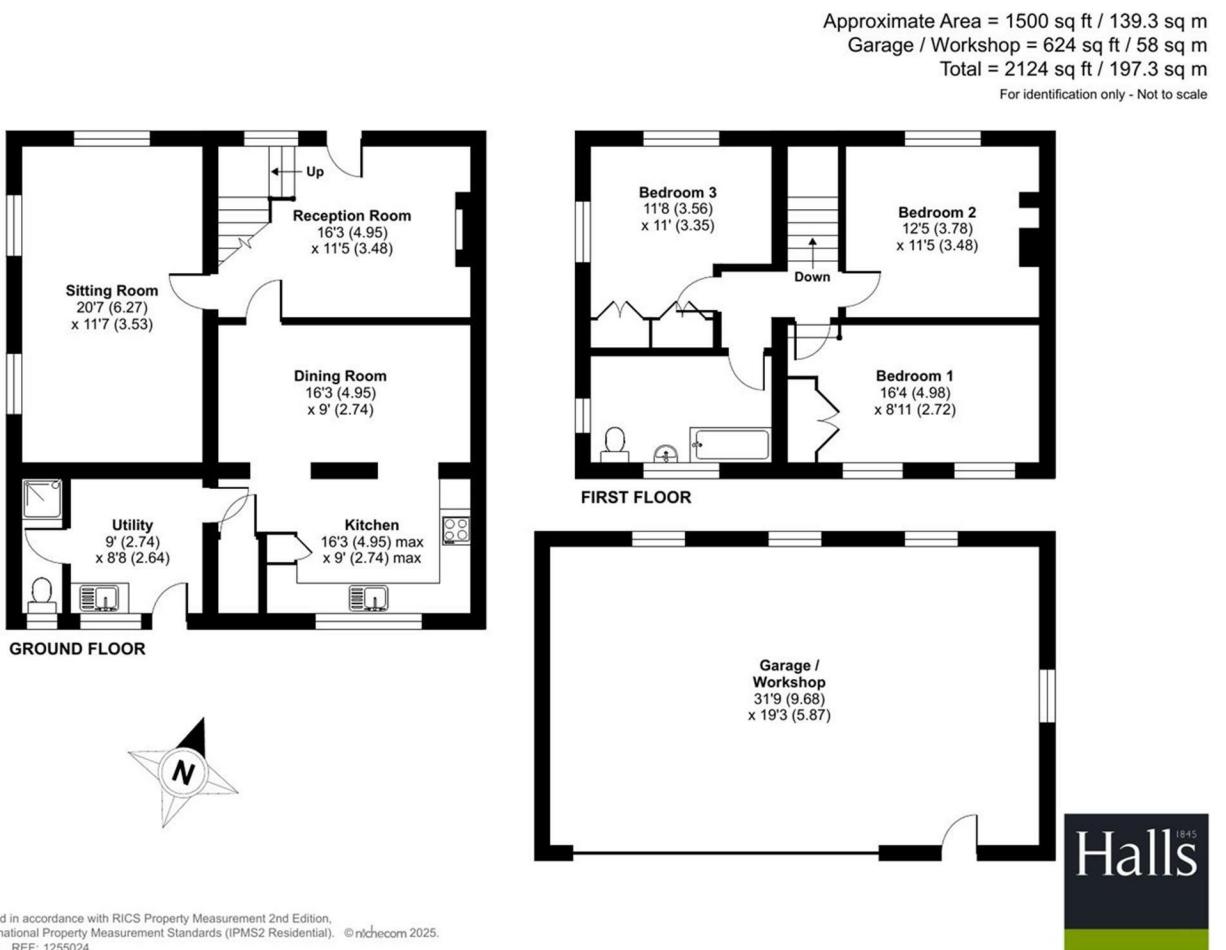


FOR SALE

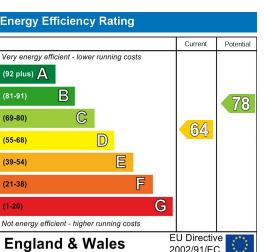
11 Arscott Cottage, Arscott, Shrewsbury, SY5 0XP

Halls<sup>1845</sup>



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1255024

#### Energy Performance Rating



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FOR SALE

Offers in the region of £395,000

11 Arscott Cottage, Arscott, Shrewsbury, SY5 0XP

A charming and deceptively spacious mature semi detached cottage, providing well proportioned accommodation, superb garaging and delightful easily maintained south facing gardens, in this peaceful rural locality.

Halls<sup>1845</sup>

01743 236 444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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MILEAGES: Pontesbury 3.0 miles, Shrewsbury 7.5 miles, Telford 19.7 miles. All mileages are approximate.



3 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- **Idyllic rural location**
- **Well maintained**
- **Generously proportioned rooms**
- **Impressive garaging**
- **Attractive and easily maintained gardens**
- **South facing aspect - with views**

#### DIRECTIONS

From Shrewsbury, proceed to the A5 Edgebold roundabout and continue straight over along the A488 towards Hanwood. Proceed through Hanwood, passing the primary school on the right hand side and then take the next available left hand turn into Pound Lane. Follow this road for approximately 1 mile and head into the hamlet of Arscott. Follow the road around a sharp right hand turn and continue for a short distance and the property will be identified on the left hand side.

#### SITUATION

11 Arscott is located in a most desirable and delightful position in the popular and picturesque hamlet of Arscott. Arscott golf club is a short walk away and basic amenities are available in the nearby village of Hanwood, whilst Pontesbury offers a more comprehensive range of amenities including medical and dental practices, shops, pubs together with a primary and secondary school. Shrewsbury town centre has a fashionable range of facilities together with a rail services. Commuters may be pleased to note that the property is located with easy access to the main A5 with links off to the M54 motorway and on towards Telford and the Midland's.

#### DESCRIPTION

11 Arscott is an extended and attractively maintained mature semi detached cottage which provides deceptively spacious and flexible accommodation. The ground floor boasts two main reception rooms, a kitchen diner, utility room and a ground floor shower room. To the first floor, there are three double bedrooms which are served by the family bathroom. Outside, a gated entrance leads onto a large parking area with space for numerous vehicles and also leads to the feature and impressive detached garage. The gardens wrap around the property and include flowing lawns, numerous well stocked shrubbery beds and borders and a generous flagged sun terrace seating area. It should be noted that the property provides lovely views over adjoining farmland and towards hills in the distance including the Callow.

#### ACCOMMODATION

Panelled part glazed entrance door leads into:-

#### SITTING ROOM

With staircase to first floor, attractive fireplace with log burning stove. Glazed doors off and to:-

#### LIVING ROOM

With dual aspect windows, ornamental fireplace.

#### OPEN PLAN KITCHEN DINER

##### KITCHEN

With tiled floor, providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer, part tiled walls and tiled splash, space and plumbing for dishwasher, space for fridge, eye level glass fronted display cupboards, integrated electric oven and grill with four ring Bosch hob unit. Exposed brickwork with feature arches leading through to:-

##### DINING AREA

Useful walk-in storage cupboard.

##### UTILITY

With tiled floor and providing a stainless steel sink unit and drainer with storage cupboards under, part tiled walls, space and plumbing for washing machine, space for fridge freezer, eye level display cupboards. Panelled part glazed access door to rear and door to:-

#### SHOWER ROOM

With tiled floor and providing a suite comprising low level WC and shower cubicle with inset tiling and splash screen. Heated towel rail.

#### FIRST FLOOR LANDING

With access to loft space and doors off and to:-

#### BEDROOM ONE

Providing twin built in double wardrobes with overhead storage cupboards. Dual aspect windows with lovely views over gardens and farmland.

#### BEDROOM TWO

With built in double wardrobe and delightful views over the rear gardens, adjoining fields and hills including the Callow in the distance.

#### BEDROOM THREE

With exposed brickwork and lovely aspect over farmland.

#### BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls and tiled splash.

#### OUTSIDE

To the front, the property is approached through a wrought iron gate onto a concrete pathway leading to the front door. The path then extends around the side and to the rear. Vehicular access is obtained through twin timber gates onto an expansive brick paved driveway which provides parking for a number of vehicles and also leads to the detached double garage and workshop.

#### DOUBLE GARAGE/WORKSHOP

Providing twin timber entrance doors. Singles pedestrian entrance door. Wealth of electrical sockets, potential eaves storage area.

#### THE GARDENS

To the front, the gardens offer shrubbery beds and borders with a concrete pathway which extends around the side and to the rear. The majority of the gardens are positioned to the rear and these are a most attractive feature. Flanking the driveway, are shrubbery beds and borders containing a number of different flowering plants. There are two main areas of lawn, one which contains a brick garden/loge store, whilst the other leads to a raised summer house. Adjacent to the kitchen, is a spacious flagged patio seating area which is ideal for outdoor entertaining and offers a lovely aspect over adjoining fields. External cold water tap.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water and electricity are understood to be connected. Drainage is to a septic tank. Oil fired central heating boiler. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)