



 SAMUEL WOOD



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2 Yew Tree Cottage. Woolston, Church Stretton, Shropshire, SY6 6QD

Offers In The Region Of £380,000



2 Yew Tree Cottage.

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- Semi-Detached Cottage
- Countryside Views
- Driveway and Gardens
- Requires Modernisation
- Spacious Rooms
- Garage and Store Room
- Sought After Location
- No Onward Chain

Samuel Wood are delighted to present this charming semi-detached character country cottage in the village of Woolston, located just a short drive from the sought after Town of Church Stretton. The accommodation is spacious with potential to re-configure, and requires some modernisation and updating. Owning a beautiful country residence is an aspirational dream for many people, there are so many examples of these properties throughout Shropshire, 2 Yew Tree Cottage is no exception. If you are looking for a home in the country with great character that you can put your own stamp on, this should be top of your viewing list.

The desirable Town of Church Stretton is just over 5 miles to the north, offering a range of local amenities including a wide selection of independent shops, post office, delicatessen, bakery, butchers, cafes, several well respected pubs, bars and restaurants and golf course. There are a number of highly regarded schools in the area including Wistanstow Primary School and Church Stretton School.

To appreciate the full potential of this lovely country cottage, viewing is highly recommended. No onward chain, EPC 'Pending'.



Sitting in good sized grounds, requiring some modernisation, the property benefits from oil-fired heating and has accommodation to include Reception Porch, Hall, Kitchen, Utility Room, Sitting Room, Dining Room, Store Room, Cloakroom, House Bathroom, Landing and 3 Bedrooms.

Reception Porch 8'8" x 5'1" (2.66 x 1.55)

Ascend up five stone steps where you are welcomed into the property via a composite entrance door with five separate opaque windows, with two windows over front and side aspect, a glazed internal door leads into the

Reception Hall

Having radiator, centre ceiling light and stairs rising to first floor, a door leads into

Sitting Room 13'3" x 11'4" (4.04 x 3.46)

A good sized sitting room with window over front aspect, a feature fireplace with wood surround, tiled fireback and hearth, with centre ceiling light and carpeted flooring.

Kitchen / Breakfast Room 18'9" x 11'7" (5.72 x 3.54)

Accessed from the hallway, this well appointed kitchen has a range of traditional wood fronted cupboards and drawers extending to the work surface area inset with stainless steel sink and double drainer, matching eye level cupboards, oil-fired range cooker and planned space for dishwasher and cooker. With large window to rear aspect, this spacious kitchen has space for appliances and a breakfast table and chairs. A door with opaque glass and opaque window to side leads into

Dining Room 12'0" x 9'6" (3.66 x 2.90)

This light dining room benefits from dual aspect windows over front and side aspects, a feature fireplace with tiled surround, centre ceiling light and carpeted flooring.



Utility Room 15'5" x 8'6" (4.72 x 2.61)

Having a range of base units in keeping with those in the kitchen, heat resistant work surfaces inset with stainless steel sink unit, planned space and plumbing for washing machine, space for further appliances, window to side aspect, vinyl flooring, pantry with window and a composite door to side and garden. An internal door leads trough to

Store Room 13'5" x 10'5" (4.10 x 3.19)

Currently used as a store room, this useful space could be developed to be part of the main property. Having corrugated roofing, concrete flooring, an internal door leads into

Cloakroom 4'6" x 5'7" (1.39 x 1.71)

With a suite in white comprising of wash hand basin, W.C., with vinyl flooring and window to rear aspect.

First Floor

From the Hallway, stairs ascend to the first floor landing with airing cupboard housing the water cylinder for domestic hot water, access to all first floor rooms. Doors lead off to

Bathroom 9'5" x 6'8" (2.89 x 2.05)

A modern bathroom with suite in white comprising of pedestal wash hand basin, panel bath, shower cubicle with electric shower and W.C. Having an opaque window to rear elevation, tiled splash areas and laminate flooring.

Bedroom 1 16'10" x 12'11" (5.15 x 3.96)

Dual aspect windows over side and rear elevations bring natural light into this spacious bedroom.

Bedroom 2 12'0" x 10'6" (3.67 x 3.22)

A good sized double bedroom with window to front elevation.

Bedroom 3 11'6" x 6'6" (3.52 x 1.99)

A single bedroom with window to front elevation.

Outside

To the front, enter the grounds via a 5-bar farm gate flanked by stone walls. Stone walls and mature trees enclose the garden, laid to lawn with gravel driveway providing parking for several vehicles and access to the garage with hard standing area to rear. A vegetable patch sits to the top of the garden nearest the property.

Garage 18'4" x 16'10" (5.60 x 5.14)

With up-and-over garage door, power and lighting and further space for storage. The detached garage could be re-purposed or developed, subject to planning permission (STPP).

Services at the Property

We understand that the property has oil-fired heating, calor gas heating, mains electricity, private metered water supply with shared septic tank . Telephone to BT regulations, windows are double glazed.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.
Tel 0345 678 9000

Council Tax Band: D

Tenure

We understand the tenure is Freehold.





Mortgage and Financial Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings

Contact the Church Stretton Office on Tel: 01694 722723 | Craven Arms Office on Tel: 01588 672728 | Ludlow Office on Tel: 01584 875207

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk



Directions

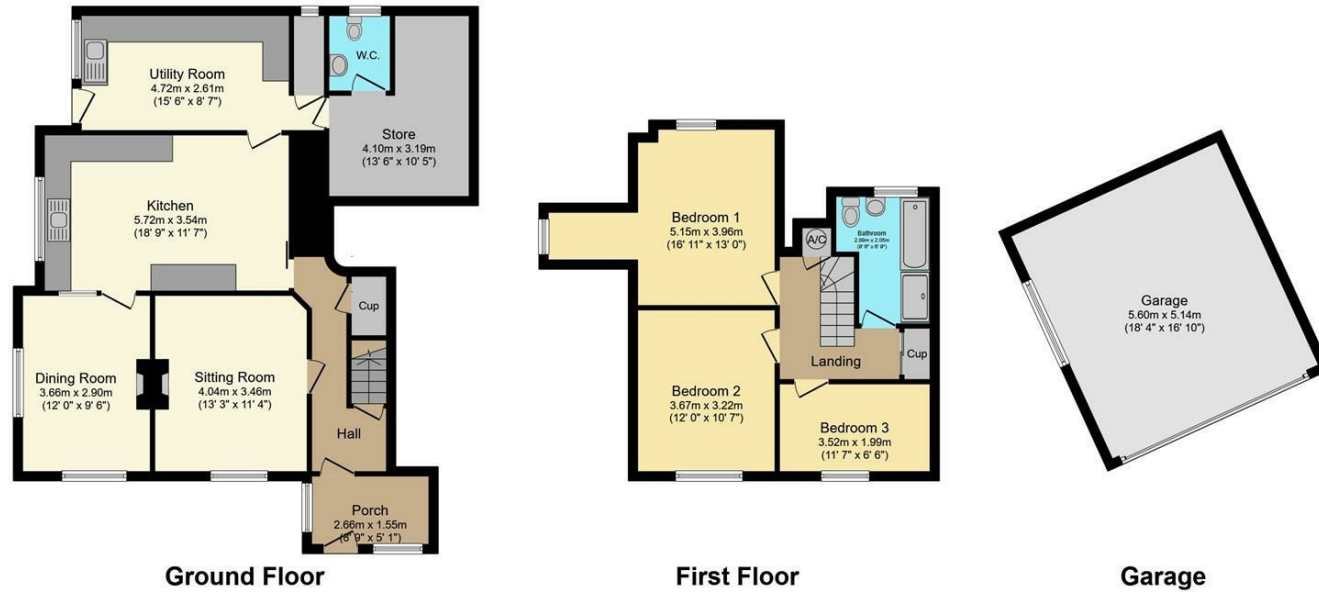
From Church Stretton head south on the A49 for approximately 3 miles, turn right at Marshbrook on to the B4370 and continue for approximately 1 mile until you reach a sharp left turn sign posted Whittingslow and Woolston. After approximately 1.5 miles you will reach the village of Woolston, the property will be on your right hand side identified by the agents For Sale board.







Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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