



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 The Granary, Wilcott, Nesscliffe, SY4 1BJ**

**Offers In The Region  
Of £367,500**

To view this property please call us on **01743 236 800** Ref: C7728/WM/lrd

# A superbly renovated and spacious, two bedroom semi-detached cottage

A beautifully renovated, two bedroom semi-detached cottage, providing well planned and well proportioned accommodation throughout, briefly comprising: entrance porch, entrance hall, lounge, kitchen, dining room, garden room, utility room, main bedroom with dressing room and en-suite shower room, second bedroom and family bathroom. Two parking areas for up to five cars, single garage and neatly kept gardens with superb countryside views.

A unique opportunity to own part of a sandstone Granary, originally built in 1868 and converted around 1980, and renovated over the past 5 years. The extensive renovations include: repointing with limestone, impressive porch with integrated seating/storage, creation of utility room, new oil fired boiler, new double skin oil tank, complete renovation of both bathrooms, new windows and exterior sliding door to patio, new interior doors, redecorated throughout and new carpets. Landscaped garden extending to approx. .1 of an acre with new paving and patio areas.

The property is set in a quiet rural location, in the popular village of Wilcott, set back from a country lane with stunning views across open fields and the Welsh hills on the horizon. Close to the village of Nesscliffe, which enjoys a wonderful community feel and a good range of amenities including primary school, village hall, petrol station/village store and the popular Three Pigeons public house and restaurant. Nesscliffe has a regular bus route between Oswestry and Shrewsbury. There are also superb recreational pursuits on the door step, including Nesscliffe Hill and The Cliffe.



## INSIDE THE PROPERTY

### ENTRANCE PORCH

With seating/storage area

### ENTRANCE HALL

### KITCHEN

8'1" x 11'0" (2.47m x 3.36m)

Window to the front

A range of matching wall and base units with integrated appliances

Quartz work tops

Free flowing access to:

### DINING ROOM

9'5" x 15'6" (2.88m x 4.72m)

Window to the rear

Store cupboard

### LOUNGE

17'11" x 15'10" (5.45m x 4.82m)

Windows to the front and rear

Feature fireplace with log burner

Access to:

### GARDEN ROOM

Sliding doors opening to the patio area

Access to:

### UTILITY ROOM

8'10" x 7'11" (2.69m x 2.42m)

Window to the front

Base units with wooden tops and sink with mixer tap

Oil fired boiler

Plumbing for washing machine

From the entrance hall, STAIRCASE rises to FIRST FLOOR

LANDING with wardrobe/store cupboard.

### BEDROOM 1

9'10" x 15'2" (3.00m x 4.63m)

Window to the side

Exposed ceiling beams

### DRESSING AREA

7'9" x 9'6" (2.36m x 2.89m)

Windows to the front and side

Fitted wardrobe

## EN SUITE SHOWER ROOM

Walk-in shower cubicle

Inset wash hand basin and WC with concealed flush

### BEDROOM 2

17'11" x 9'2" (5.45m x 2.79m)

Windows to the front and rear

Fitted wardrobe

Exposed ceiling beams

### FAMILY BATHROOM

Panelled bath with overhead shower attachment

Inset wash hand basin and low flush WC with concealed flush

## OUTSIDE THE PROPERTY

### DETACHED SINGLE GARAGE

Detached garage with ample parking in front.

Storage area behind with timber and felt shed.

The property is accessed down a gravelled driveway, shared with the adjoining property, which leads to a five bar wooden entrance gate leading to its own private gravelled forecourt.

The delightful well stocked cottage garden takes full advantage of the southerly aspect and open views, the gardens are attractively laid to lawn with a paved approach to the reception area, ornamental trees and a raised paved terrace providing attractive seating area adjacent to the garden room with further patio outside front entrance and additional storage area through gate on a raised terrace, housing oil tank, circular patio in one corner of the garden. Garden shed.

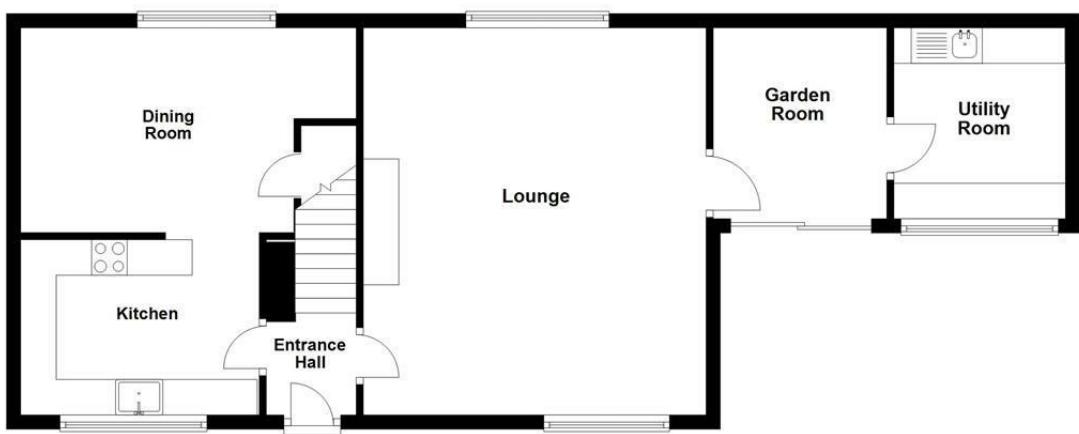




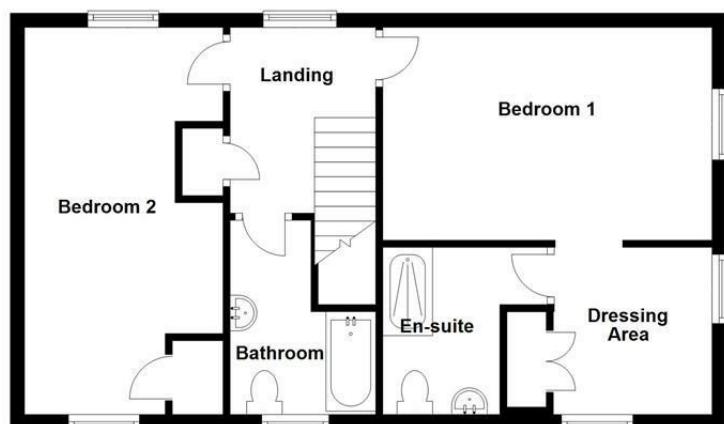


## FLOOR PLANS ...

**Ground Floor**



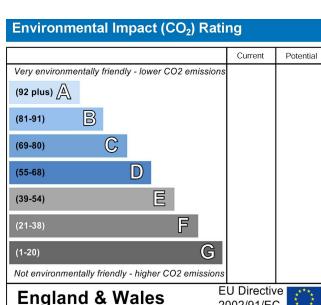
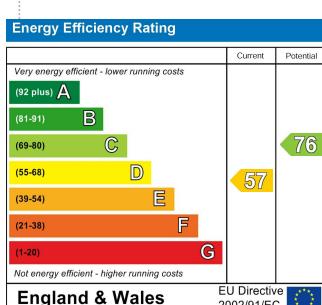
**First Floor**



Total area: approx. 1280.2 sq. feet

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 Holyhead Road and on reaching the Felton Butler roundabout at the start of the dual carriageway, take the 3rd exit sign posted Great Ness and Wilcott. Continue for approximately 1 mile and then turn left at the cross roads signposted Wilcott, Pentre and Melverley. Follow the road for approximately 1 mile, taking the 3rd turning on the right (signposted Kinton). Follow the road round the left hand corner, past Wilcott Grange, there is a forecourt on the left with two detached garages (one with white door, one with metal) and the driveway to The Granary will be found to the right of these.



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected. New drainage soakaway installed 2020.

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

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

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
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