



Corner Cottage, Picklescott, Church Stretton, SY6 6NR

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Corner Cottage, Picklescott, Church Stretton,  
SY6 6NR

£485,000

Freehold

- Beautifully renovated cottage residence
- Full of charm and character retaining many original features
- Living room and dining room with inset log burners
- Newly fitted kitchen and cloakroom
- Three bedrooms and newly fitted bathroom
- New single garage and parking
- Beautiful, well stocked landscaped gardens
- New boiler and fitted windows
- Pleasant sought after village location



A beautifully renovated three bedroom cottage full of character and charm with beamed ceilings, set in the highly sought after location of Picklescott. The accommodation briefly comprises; entrance porch, newly fitted cloakroom, newly fitted kitchen, dining room, living room, three bedrooms and newly fitted bathroom. Newly built single garage and spacious driveway providing parking. Well stocked, private, landscaped garden. Recent improvements also include newly fitted windows, a new boiler and fuse box, a newly built garage and partial new roof. The gable end of the property has also been repointed.

The property occupies a stunning position, in the village of Picklescott. Within the village is a popular public house and village hall, whilst further amenities can be found in the nearby village of Dorrington. The larger towns of Shrewsbury and Church Stretton are also easily accessible and are both approximately 7 miles away.







**REAR PORCH**  
7'5" x 5'4"

**CLOAKROOM**  
3'7" x 7'3"  
Wash hand basin, wc

**KITCHEN**  
9'10" x 12'11"  
Fitted with a range of matching wall and base units

**DINING ROOM**  
14'3" x 17'5"  
Inset log burner

**LIVING ROOM**  
15'3" x 17'5"  
Inset log burner  
French doors to rear garden

**STAIRCASE** rising from the dining room to **FIRST FLOOR LANDING**

**BEDROOM 1**  
13'9" x 12'4"  
Built in wardrobe



**BEDROOM 2**  
13'3" x 12'11"  
Built in wardrobes

**BEDROOM 3**  
15'4" x 10'3"

**BATHROOM**  
10'9" x 6'10"  
Panelled bath, wash hand basin, wc

**GARDENS AND GROUNDS**

**GARAGE**  
18'10" x 8'10"

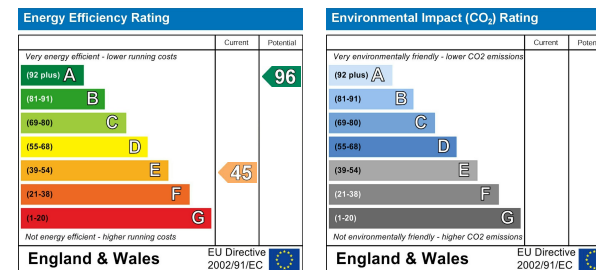
The property is divided from the road by a picket fence with pathway to the reception area and shrub beds and borders.

To the rear is a large, beautifully maintained garden with paved patio area providing ideal seating/entertaining space. Stone walling and steps lead to a large lawned area with further patio, providing additional seating area with well stocked flower and shrub beds and borders. Gravelled area and water feature. Two new garden store sheds and vegetable garden. The gardens are enclosed by mature hedging affording great amounts of privacy.



## HOW TO GET THERE

When approaching from Church Stretton, proceed north along the A49. On reaching the village of Dorrington, turn left, signposted to Picklescott. Continue into the village, following the road round to the right and the property will be found on the left hand side. (just after the turning for Church Stretton and Betchcott)



## 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. Images may have been enhanced. This property may be subject to additional management charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, and drainage are connected to the property. Oil fired central heating.

Council Tax Band : C

## LOCAL AUTHORITIES

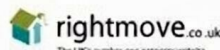
Shropshire Council  
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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Total area: approx. 1577.2 sq. feet

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

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