



Birds Nest Cottage, Minton, Church Stretton, SY6 6PS

Shrewsbury & Country House Sales





Birds Nest Cottage, Minton, Church Stretton,  
SY6 6PS

£495,000

Freehold

- Unique detached country cottage
- Five bedrooms and bathroom
- Living room, kitchen/dining room
- Utility and cloakroom
- Single garage and parking
- Gardens, grounds and sloping woodland extending to approx 1 acre
- Beautiful secluded position in an area of outstanding natural beauty
- Ideal for recreational pursuits and country walks



A unique and attractively positioned five bedroom detached country cottage, set within the south Shropshire hills, offers versatile accommodation briefly comprising; entrance porch, living room, kitchen/dining room, utility and cloakroom/wc, five bedrooms and bathroom. Single garage and parking. Set in gardens, grounds and sloping woodland extending to approx. 1 acre. The property benefits from oil fired central heating, double glazing and septic tank drainage.

The property occupies an idyllic secluded position and lies in an area of outstanding natural beauty on the slopes of the Longmynd Hills. It is located about half a mile from the picturesque hamlet of Minton in this beautiful valley, Minton Batch. From here walks ascend to the Longmynd Hills and local landmarks such as The Shropshire way, Jack Mytton Way and Pole Bank. The south Shropshire market town of Church Stretton lies about 3 miles away, while Shrewsbury can be located approximately 13 miles away.







**ENTRANCE PORCH**  
5'1" x 6'4"

**LIVING ROOM**  
12'6" x 19'4"  
Log burner  
Sliding doors to:

**KITCHEN / DINING ROOM**  
12'4" x 19'4"  
Range of matching wall and base units  
Views of the south Shropshire hills

**UTILITY**  
7'7" x 6'7"

**CLOAKROOM**  
7'7" x 4'4"  
Wash hand basin, wc

**STAIRCASE** rising to **FIRST FLOOR LANDING** with built in store cupboard.



**BEDROOM 1**  
14'8" x 11'7"  
Built in wardrobes

**BEDROOM 2**  
10'2" x 11'3"  
Built in wardrobes

**BEDROOM 3**  
12'6" x 9'7"

**BEDROOM 4**  
12'4" x 9'7"

**BEDROOM 5**  
9'4" x 9'1"  
Built in store cupboard

**BATHROOM**  
5'11" x 9'5"  
Panelled bath  
Wash hand basin, wc



## GARDENS AND GROUNDS

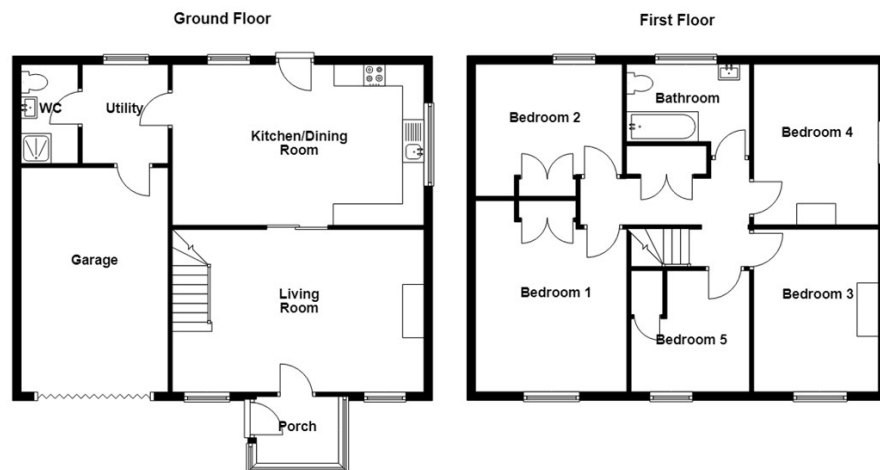
### GARAGE 17'3" x 11'3"

The property is approached through a five bar wooden entrance gate onto a spacious driveway providing parking and access to the garage. Paved pathway to the reception area. Garden store shed. Adjacent to the entrance gates is a further parking area.

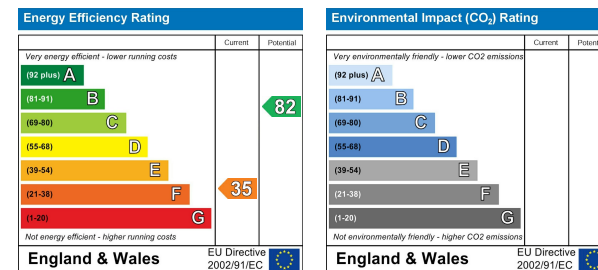
The gardens are mainly laid to lawn with a wealth of mature shrub beds, borders and trees. Paved patio area enjoying fantastic views over the surrounding hills. Orchard. Private woodland area.

## HOW TO GET THERE

When approaching from Church Stretton, proceed along Sandford Avenue to the traffic lights, turning right, towards Little Stretton. Continue towards Marshbrook, turning right over the railway line. Turn immediately right towards Minton (just before The Station pub). Continue for some distance, passing through the village and proceed to the bottom of the bank, cross over a small stream and turn right. Continue over two sets of cattle grids and the property will eventually be found on the hill on the left hand side.



Total area: approx. 1591.7 sq. feet



## 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 are connected to the property. Septic Tank Drainage. Oil fired central heating.

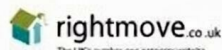
Council Tax Band : C

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER  
EVANS**

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  
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans