



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Kestrel Cottage, The Squilver, Ratlinghope, SY5 0SL    £325,000 Region**

To view this property please call us on **01743 236 800**    Ref: C7321/GM/MU



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# A charming, 2 bedroomed, character filled Barn Conversion which is the end property in a row of 3.

This charming character filled Barn Conversion is the end property in a row of 3, having the advantage of a lovely garden which backs onto open countryside with extensive views over The Longmynd. The property has lots of charm with beamed ceilings, deep windowsills and Wenlock coal effect gas fire. The garden is a particular feature of the property with its natural pond and raised decked seating area with beautiful views over the Shropshire Hills and briefly comprises : reception hall, kitchen, lounge, utility area, ground floor bathroom, conservatory, 2 first floor bedrooms. LPG heating and double glazing.

The property nestles in a small settlement of 5 properties on the south east side of the Stiperstones which is a hill range well known for its landmark of the Devils Chair, from within the gardens and grounds, there are outstanding panoramic views over the surrounding hills and countryside. Squilver is approx. 13 miles south of Shrewsbury and approx. 8 miles north east of Bishop's Castle.



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## INSIDE THE PROPERTY

### RECEPTION HALL

#### BATHROOM

Fitted with a white suite comprising panelled bath  
Wash hand basin  
WC  
Tiled splash areas.

#### KITCHEN

11'0" x 7'6" (3.35m x 2.29m)  
Fitted in a Shaker style with a range of units comprising of cupboards and drawers with matching eye level cupboards with marble effect worktop  
Built in wine store and basket storage, 4 ring ceramic hob with extractor hood over, double oven with space for microwave above  
Window overlooking the garden with far reaching views.

#### LOUNGE

15'0" x 13'3" (4.57m x 4.04m)  
With feature picture window and further window to the front aspect  
Reclaimed oak flooring  
Wenlock coal effect gas fire  
Ceiling beam

#### STORAGE/UTILITY AREA

With windows overlooking open countryside  
LPG central heating boiler  
Provision for washing machine and shelving

#### GEORGIAN STYLE CONSERVATORY

11'6" x 11'9" (3.51m x 3.58m)  
Of timber construction with stone and brick dwarf walls with double doors to the rear garden.

From the reception hall A STAIRCASE ascends to FIRST FLOOR LANDING

#### BEDROOM 1

13'3" x 13'9" (4.04m x 4.19m)  
With double built in wardrobes  
Exposed beams  
Velux style windows to the front and rear with far reaching views

#### BEDROOM 2

14'6" x 11'6" (4.42m x 3.51m)  
With wood cladding to the walls and beams to either side  
Velux window.

## OUTSIDE THE PROPERTY

TO THE FRONT Kestrel Cottage is accessed via a cobbled courtyard, being the end terrace property in a row of 3 barns. There is a small cobble GARDEN with space for pots etc and parking area in the barn area. From the parking area for Kestrel Cottage, steps lead up to an office.

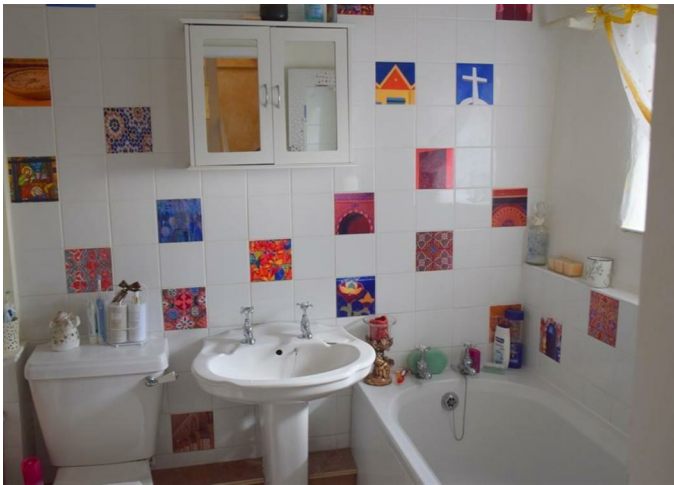
The GARDEN is mainly laid to lawn with large sunken gravelled area, and small man made pond, mature shrubs and steps up to the lawn area with mature trees and planting to both sides. Abor and far reaching views over open countryside. There is a decked area which has lovely views and from the side there is gated access to the open countryside.

Rear garden has a large sunken gravelled area, and small man made pond.









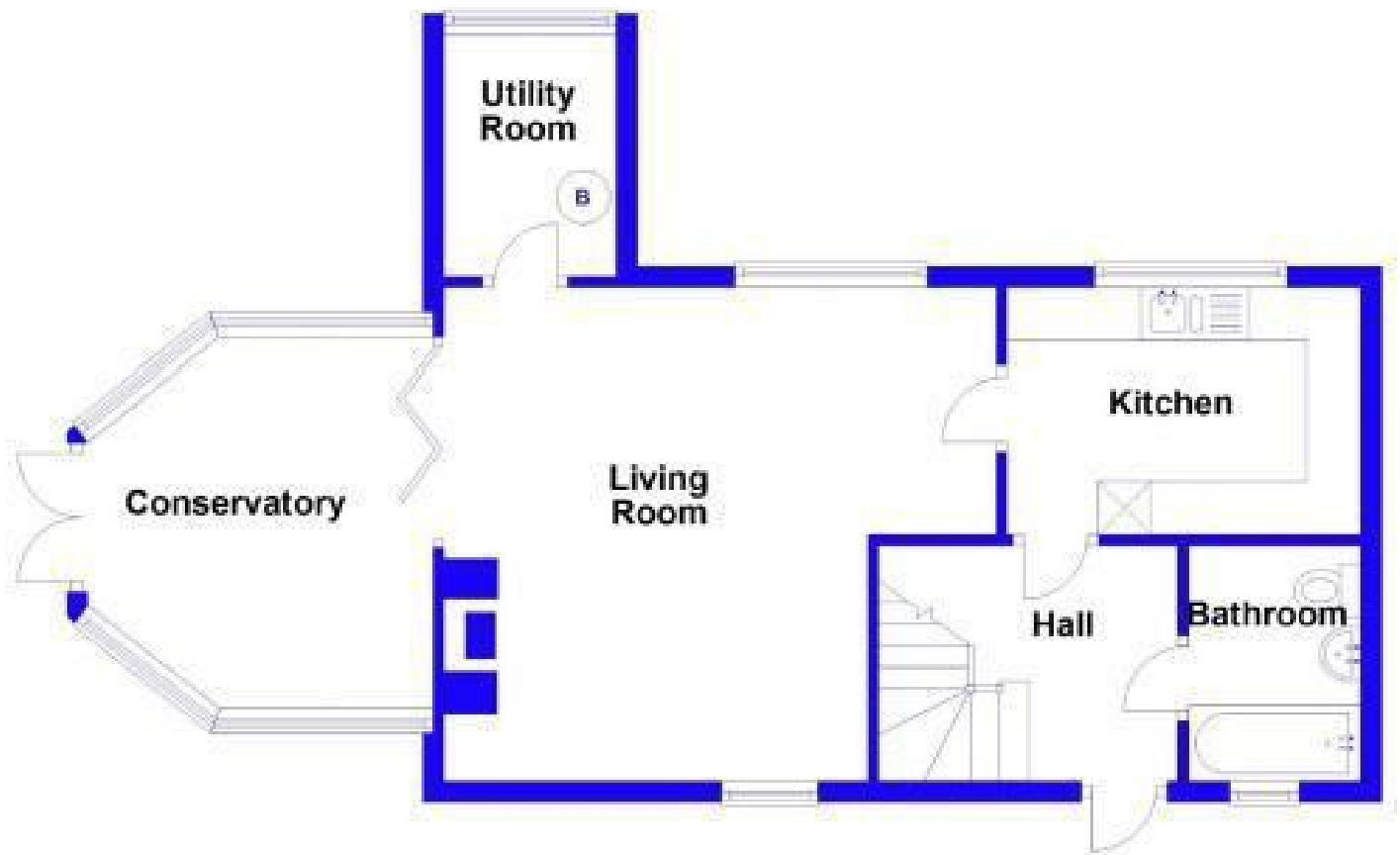




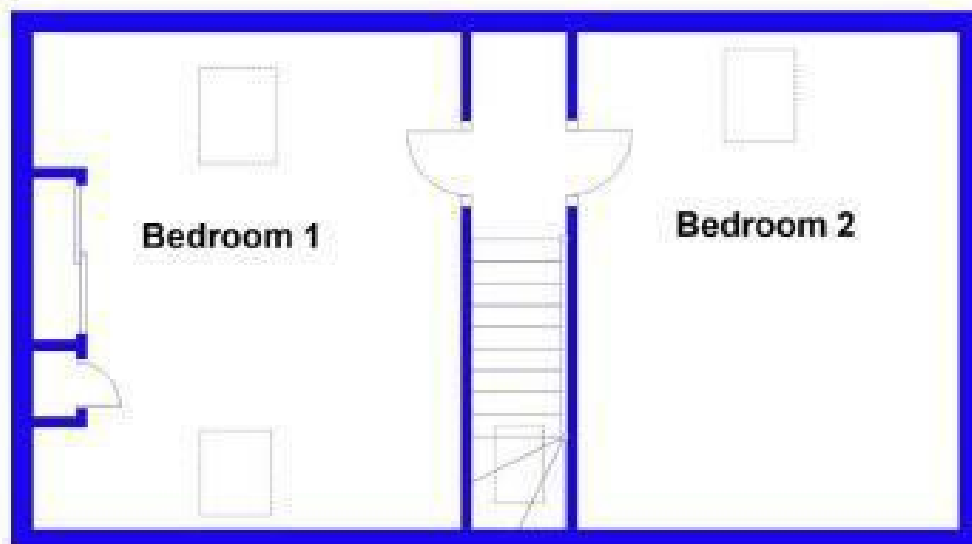
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## FLOOR PLANS ...

**Ground Floor**



**First Floor**

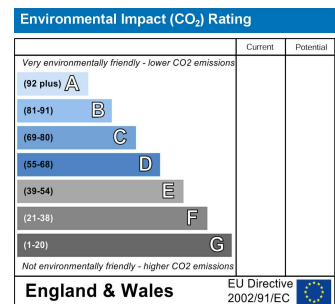
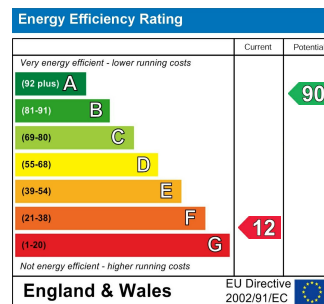




## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the Longden/Pulverbatch road out past the Nuffield Hospital. Follow the road through Hook-a-Gate, Annscroft, Longden and Pulverbatch. After leaving Pulverbatch continue for approx. 4.5 miles and immediately after passing the sign on the left hand side, to the Horseshoes Inn, take the next turning right up onto The Stiperstones. Follow the road for just over 1 mile and immediately after crossing the second cattle grid, turn left into the drive of Squilver, indicated by a stone name plate.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand the property has LPG central heating, mains electricity, private spring water and private drainage.

### 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

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.

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



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