



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Rose Cottage, Cardington, Church Stretton, SY6 7JZ

£648,000 Region

To view this property please call us on **01743 236 800** Ref: C7595/WM/KQ

A beautifully appointed three bedroom detached period cottage with barn, possessing charm and character throughout.

This three-bedroom, unlisted property has a wealth of charm and character with many original period features, briefly comprising; entrance hall, kitchen/breakfast room, conservatory, two reception rooms, cloakroom. Master bedroom with en-suite shower room and walk-in wardrobe, two further double bedrooms and bathroom. Lower ground floor cellar/storage. Utility room plus Grade II listed barn/workshop. The property benefits from oil fired central heating, solar panels, double and/or secondary glazing, and fast wifi/broadband speeds.

The house is pleasantly situated within the peaceful and picturesque village of Cardington, which consists of a number of stone-built properties, attractively set amongst the south Shropshire Hills approximately 12 miles south of Shrewsbury, 16 miles north of Ludlow and 4 ½ miles from Church Stretton. The village is also within comfortable travelling distance of Much Wenlock and Telford. Local amenities within the village include a 15th century pub, a village hall, and a Grade I listed 12th century church. The surrounding countryside provides wonderful opportunities for walking, cycling and other outdoor pursuits.



INSIDE THE PROPERTY

Exposed original timbers feature in the main ground floor rooms alongside either wood floors or quarry tiling; many of the rooms throughout the cottage have original natural wood doors.

ENTRANCE HALL

Leading to dining room, sitting room and kitchen

KITCHEN / BREAKFAST ROOM

22'5" x 15'8" (6.84m x 4.78m)

Rangemaster cooker

Integrated refrigerator

Range of matching wood shelves and base units with maple wood worktops

Oak parquet flooring

Clearview log burner

Well with pump and sensor

CONSERVATORY

12'1" x 14'0" (3.68m x 4.27m)

Enjoying views over the garden and to the open countryside beyond.

Ceramic tiled flooring

CLOAKROOM

Wash hand basin, WC, plus storage cupboards in passageway, hot water tank cupboard with Eddi solar power diverter, jute matting.

INNER HALL

Staircases to lower ground floor and first floor

DINING ROOM

14'8" x 17'2" (4.48m x 5.23m)

Carved wood cupboard set into the wall

Integral larder/pantry

SITTING ROOM

10'5" x 15'3" (3.18m x 4.64m)

Pine floorboards, built-in bookshelves, window seat

LOWER GROUND FLOOR CELLAR / STORE ROOM

9'9" x 15'3" (2.97m x 4.64m)

Two store cupboards and some shelving

MASTER BEDROOM

10'11" x 15'10" (3.34m x 4.82m)

With walk-in wardrobe

Built-in bookshelves

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin/cupboard below, WC, shelving and access to cold water tank

BEDROOM 2

13'7" x 15'10" (4.14m x 4.82m)

Double bed space, built-in wardrobes

BEDROOM 3

14'4" x 10'11" (4.38m x 3.34m)

Double bed space, built-in wardrobes

BATHROOM

Panelled bath and walls panelled to basin height

Wash hand basin, WC, shelving

Access to loft from the landing

OUTSIDE THE PROPERTY

UTILITY

9'9" x 17'2" (2.96m x 5.23m)

Adjacent to cloakroom, housing Worcester Bosch oil boiler, solar battery, washing machine, tumble dryer, space for additional fridge/freezers, cupboard storage, extra shelving, sink

GRADE II LISTED BARN (dating back to Circa 1600)

42'2" x 20'1" (12.85m x 6.12m)

Providing extensive storage and garaging for several cars. The barn could be used as a studio, workshop or games space.

Subject to the necessary planning consent this barn could be converted to provide further accommodation

Good sized southeast-facing garden laid mainly to lawn with a paved terrace area and mature shrubs and trees. The garden overlooks the adjoining countryside and leads round the conservatory to a west-facing courtyard garden adjacent to the barn.

Additional parking on roadside next to barn plus smaller parking space by front gate.



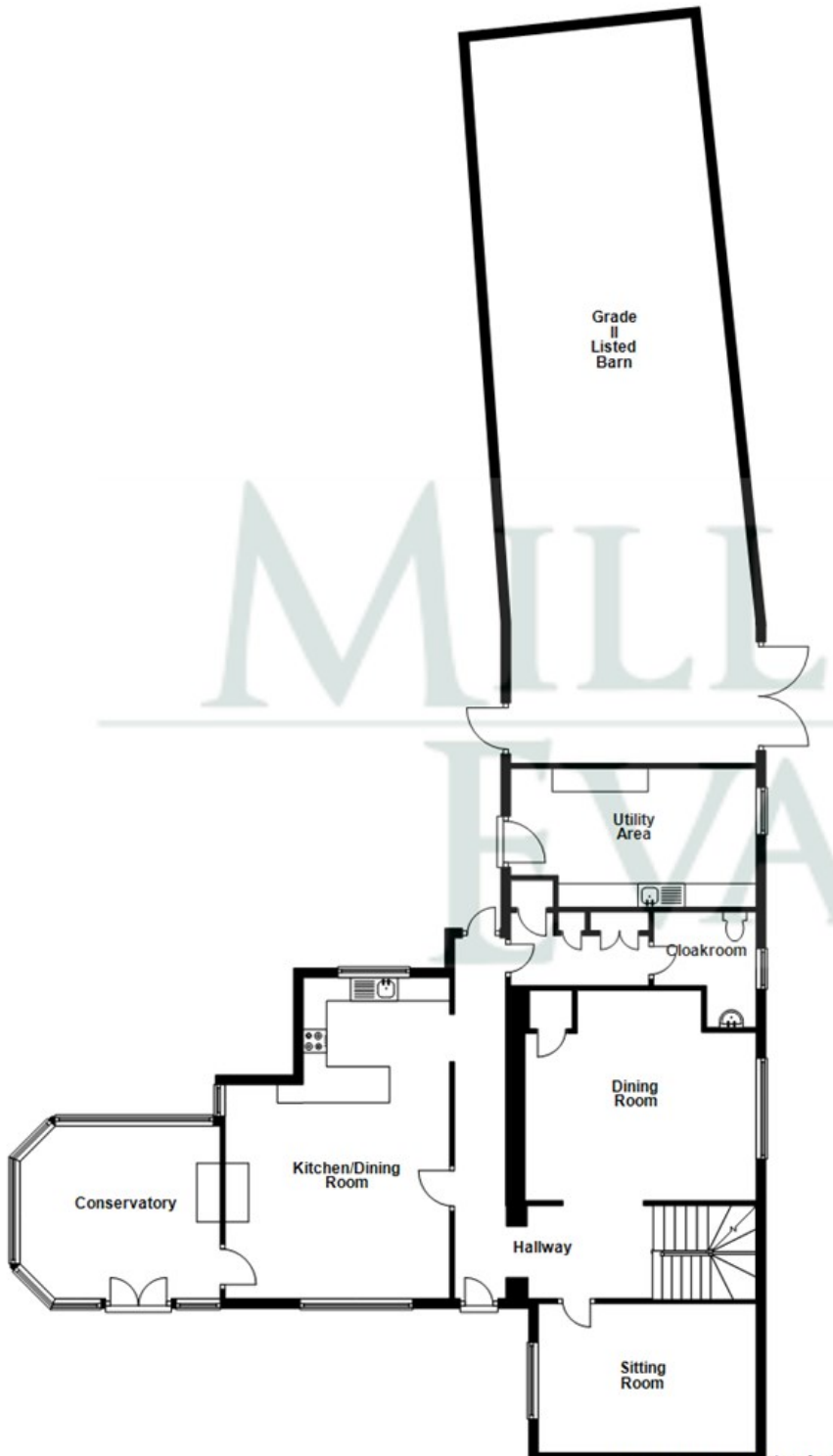




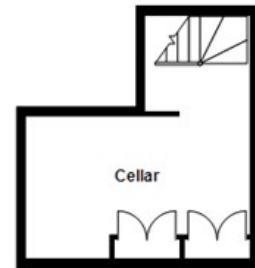


FLOOR PLANS ...

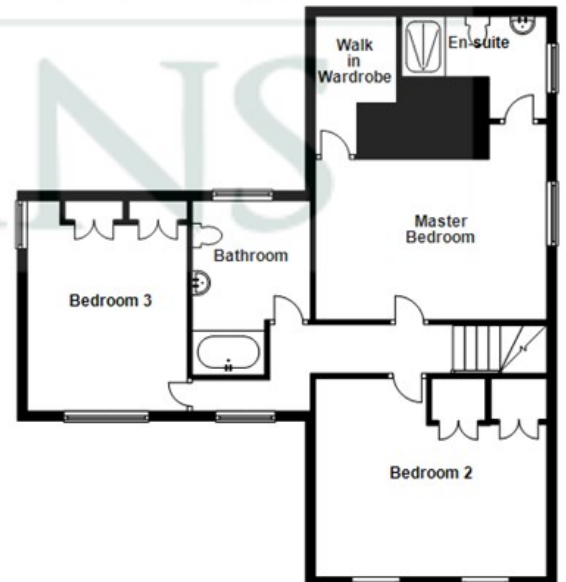
Ground Floor
Approx. 2241.1 sq. feet



Basement
Approx. 197.4 sq. feet



First Floor
Approx. 889.9 sq. feet



Total area: approx. 3328.4 sq. feet
Illustration for identification purposes only. Not to scale.
Plan produced using Planio.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed south on the A49 passing through the villages of Dorrington and Leebotwood. As you come out of Leebotwood, take left turn signposted Cardington. Follow the road for a few miles, then just past the village sign, bear left then right down a short slope, then take the first right turn. Rose Cottage is the first house on the left.



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating with bunded oil tank. The owners have installed 14 solar panels, a solar battery, and an Eddi solar power diverter to capture excess energy for hot water.

TENURE

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

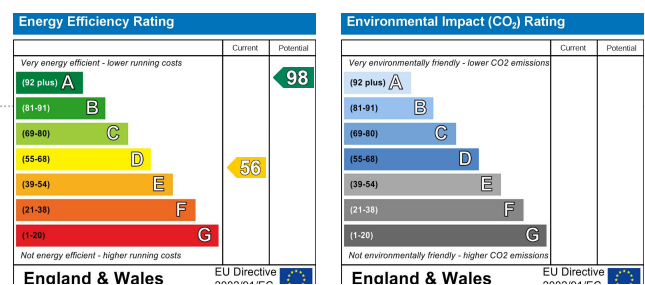
LOCAL AUTHORITIES

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

Council Tax Band: F

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.

Awaiting revised EPC rating.



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.

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