



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Well Cottage, Edgton, Craven Arms, SY7 8HN

£350,000 Region

To view this property please call us on **01743 236 800** Ref: C7150/GM/KQ

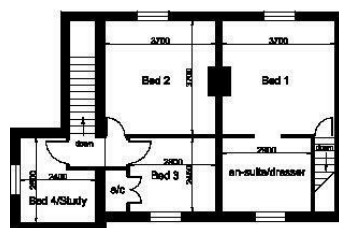
An attractive and characterful, four bedroom detached cottage.

This attractive and characterful, period, four bedroom, detached property dates back to the late 1800's and provides great potential. The property does require some modernisation and improvements and briefly comprises; entrance porch, kitchen, dining room, large sitting room with central stone fireplace, dining room, conservatory/sun room, cloakroom, ground floor bathroom, four bedrooms and an en suite to the first floor. Detached double garage and parking. Attractive and good sized gardens.

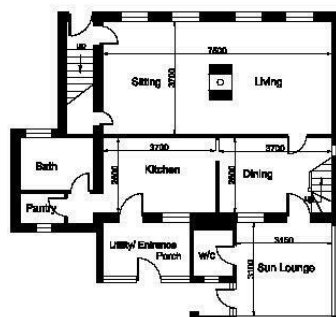
Well cottage is pleasantly situated in the centre of this small picturesque village amidst the South Shropshire countryside. Edgton lies about 6 miles south west of Church Stretton and comprises of farms and attractive black and white cottages, along with the parish church. Craven Arms and all its amenities are approximately 4 miles away, Lydbury North with a primary school approximately 1 mile away and Church Stretton with its excellent schooling, shopping facilities and supermarkets is approximately 6 miles.



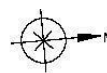
FLOOR PLANS



First Floor



Ground Floor



Well Cottage
Edgton
Nr Craven Arms
SY7 8HN

INSIDE THE PROPERTY

ENTRANCE PORCH

10'0" x 5'9" (3.05m x 1.75m)

Quarry tiled floor

Store cupboard

Laminate worktops with space and plumbing for washing machine and dishwasher

Inner door to:

KITCHEN

12'0" x 8'0" (3.66m x 2.44m)

Quarry tiled floor

Range of matching wall and base units with laminate and slate worktops over

Electric four ring hob with oven below

Part tiled walls

Walk in Pantry with shelving

DOWNSTAIRS WC

Fitted with a coloured suite comprising;

Wash hand basin, wc

Panelled bath with hand shower

Quarry tiled floor

Tiled walls

SITTING ROOM

24'8" x 12'0" (7.52m x 3.66m)

Central feature stone chimney breast with through fireplace and open fire

Understairs store cupboard

Window overlooking the rear garden

DINING ROOM

12'2" x 8'0" (3.71m x 2.44m)

CONSERVATORY / SUN ROOM

10'4" x 10'3" (3.15m x 3.12m)

Glazed side door with covered open porch area

CLOAKROOM

Wash hand basin, wc

Tiled splash

STAIRCASE rising from the dining room to:

BEDROOM 1

Range of fitted wardrobes and chest of drawers

Windows overlooking the rear garden

Archway to:

EN SUITE SHOWER ROOM

Tiled shower cubicle

Bidet

Wash hand basin,

Dressing table top and double wardrobe

Window to the front

A further STAIRCASE from the sitting room leads to:

BEDROOM 2

12'2" x 12'0" (3.71m x 3.66m)

Fitted wash hand basin

Ceiling hatch

BEDROOM 3

9'2" x 8'0" (2.79m x 2.44m)

Fitted sink unit

Fitted wardrobe and cupboard housing the hot water cylinder

BEDROOM 4 / STUDY

8'0" x 9'4" (2.44m x 2.84m)

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

16'8" x 16'0" (5.08m x 4.88m)

Sliding front doors

Fitted work bench

Lighting and power.

Particularly attractive and good sized gardens with barked walkways, neatly kept lawned areas, well stocked herbaceous borders, two good sized sheds, raised decked seating area. Ample parking. The whole is enclosed on all sides by mature hedging and fencing.

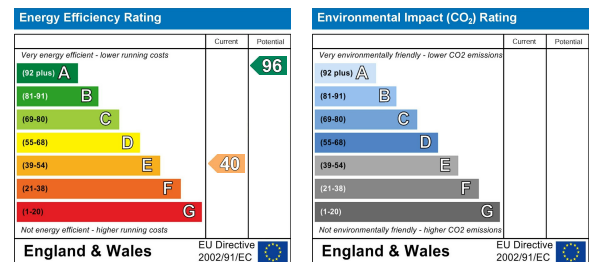


HOW TO FIND THIS PROPERTY

When approaching from Church Stretton, take the A49 south and after approximately 3 miles, turn right at Marshbrook onto the B4370 towards Bishops Castle. At the T Junction, turn left towards Craven Arms and continue for approximately 300 yards before turning right signposted to Edgton. Continue along the road for some distance and into the centre of the village. At the cross roads, turn right by the bus stop and salt bin and continue down the lane, following it around to the right, where the property is the second found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. Oil fired central heating.

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:



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

Tel: 01694 724700 | Fax: 01743 248671



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

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)