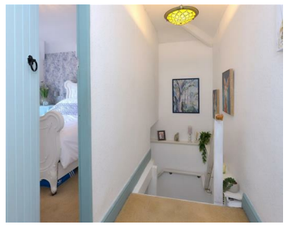
HOLLAND BROADBRIDGE

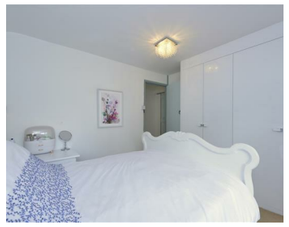



















The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

3 Weston Wharf Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AW

www.hbshrop.co.uk






Offers In The Region Of £295,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Occupying a delightful tucked-away position within the picturesque hamlet of Weston Lullingfields, this attractive and charming detached two-bedroom Lock Keeper's Cottage dates from the late 1700s and offers a wonderful blend of period character, modern comfort and countryside tranquillity. Importantly, the property is not a listed building, providing greater flexibility for future alterations, and offers potential for extension or further development, subject to the necessary planning permissions.

The well-presented accommodation comprises an entrance hallway, a comfortable lounge, a separate sitting room, a refitted kitchen/breakfast room, a ground floor bathroom, and a first floor landing leading to two double bedrooms. Outside, the property benefits from a driveway providing off-road parking, a brick-built summerhouse, and a beautifully maintained rear garden designed for ease of upkeep while offering an attractive outdoor space to enjoy.

Set down a quiet country lane away from the main village thoroughfare and surrounded by open countryside, the cottage enjoys a particularly peaceful setting within a friendly rural community. Weston Lullingfields itself offers a primary school, church and village hall, while the nearby village of Baschurch provides a range of everyday amenities including a convenience store, farm shop, traditional village pubs, takeaway outlets and a well-regarded GP practice.

Despite its idyllic rural location, the property remains well connected, benefiting from a local bus route, convenient access to mainline rail services from Shrewsbury and excellent road links via the A5 and M54 motorway network. Shrewsbury's extensive shopping, leisure and educational facilities are also within easy reach.

The accommodation in greater detail comprises:

UPVC double glazed stable style door gives access to:

Entrance hallway:
Having vinyl floor covering, radiator.

Door from hallway gives access to:

Comfortable lounge:
12'2 x 11'10
Having two UPVC double glazed windows, radiator, brick fireplace with exposed beams to ceiling.

Door from entrance hallway gives access to:

Separate sitting room:
12'3 x 8'0 average measurement
Having UPVC double glazed window, radiator, vinyl floor covering, exposed beams to ceiling.

Door from sitting room gives access to:

Refitted kitchen/breakfast room:
13'0 x 9
Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with Granite style overlay, wood effect vinyl floor covering, radiator, built-in double oven, four ring hob with stainless steel cooker canopy over, three UPVC double glazed windows, integrated slim line dishwasher, integrated fridge, exposed timbers and recessed spotlights to ceiling.

From entrance hallway door gives access to:

Ground floor bathroom:
Having a three piece suite comprising: timber style corner panel bath with wall mounted shower over, pedestal wash hand basin, low flush WC, tiled floor, UPVC double glazed window, radiator.

From lounge stairs rise to:

First floor landing:
Having storage cupboards. Doors giving access to: Two double bedrooms.

Bedroom one:
9'3 x 9'0 excluding wardrobe recess
Having UPVC double glazed window, radiator, fitted double wardrobe and double shelved storage cupboard.

Bedroom two:
12'10 x 6'0 max
Having UPVC doubel glazed window, loft access, radiator.

Outside:
To the side of the property double timber gate gives access to driveway providing off street parking. From the driveway access is given to the property's attractive low maintenance:

Rear garden:
Comprising: Indian sandstone patio with matching pathway, stone section, shrub areas, timber pergola, feature garden pond, oil tank. In the rear garden there is a feature:

Brick built summerhouse:
19'0 x 11'0 approximtelery
Having fitted power and light and double glazed bi-folding doors giving access to gardens. The property's rear gardens offer a sunny aspect and is enclosed by fencing.

DIRECTIONS TO THE PROPERTY:

From Shrewsbury, travel towards Baschurch and, at the crossroads in the village, continue straight ahead following signs for Weston Lullingfields and Ellesmere. Upon reaching the Weston Lullingfields village sign, continue through the village for approximately 1.1 miles. At the monument, turn left and proceed past the primary school, which will be on your right-hand side. Continue along this quiet country lane for approximately 0.2 miles, where the property will be found on the left-hand side, enjoying a tucked-away position surrounded by the attractive rural countryside of Weston Lullingfields.

Services:
Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND - B:

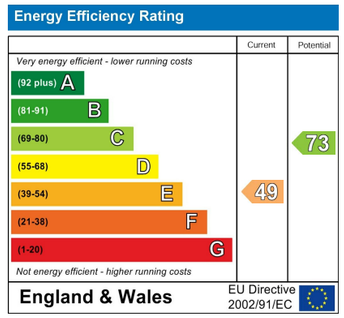
Tenure:
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

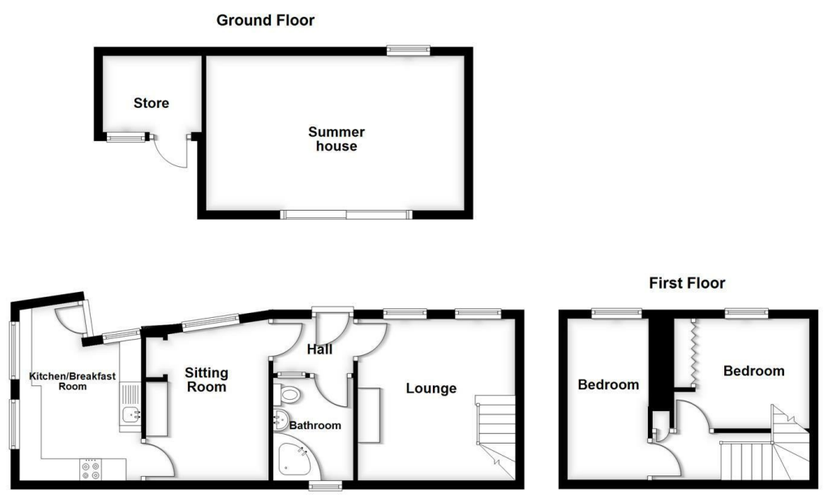
Referral fee disclaimer:
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer:

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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