



Grooms Cottage

Boreatton, Baschurch, Shropshire

A charming Grade II Listed country cottage situated within Boreatton Hall Estate

A characterful property with three bedrooms, attractive modern styling and fittings, as well as delightful landscaped gardens. The property is in a beautiful rural setting with views over the surrounding countryside, yet within easy reach of local amenities.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARDEN OFFICE AND GARAGE/GYM



ABOUT 0.4 ACRE



FREEHOLD



RURAL



1,644 SQ FT



GUIDE PRICE £475,000



The property

Grooms Cottage is an attractive period family home featuring sensitively modernised accommodation across two light-filled floors, with charming character elements like casement windows and exposed beams.

Configured to provide an ideal family and entertaining space and featuring a wealth of wooden flooring, the ground floor accommodation flows from a welcoming through reception hall with useful storage and doors to both front and rear aspects. It briefly comprises a spacious dual aspect drawing room with feature fireplace with woodburner, and a flagstone-floored kitchen with a range of wall and base units, modern integrated appliances and space for a table. The kitchen opens into a triple aspect timber-framed garden room with full-height glazing incorporating French doors to the terrace. The ground floor accommodation is completed by a fitted utility room with Belfast sink and a modern fully-tiled family shower room.

On the first floor the property provides three double bedrooms, the principal bedroom with built-in storage and a contemporary en suite shower room.

Outside

The property is approached through a five-bar gate over a gravelled rear driveway providing private parking and giving access to a double garage, currently configured as a gym. The generous, part-walled wraparound garden is mainly laid to lawn, bordered by mature planting and featuring various seating areas. A sandstone footbridge, a water feature, a garden office with its own paved terrace, and additional paved terraces all provide ideal spaces for entertaining or al fresco dining. The entire area is screened by mature trees and enjoys views over the surrounding countryside.



Location

Located north-west of Shrewsbury and surrounded by beautiful Shropshire countryside, the small hamlet of Boreatton sits on the banks of the River Perry near to Baschurch village which offers day-to-day amenities including local shopping, a Spar store, Post Office, church, village hall, GP surgery, public houses and primary and secondary schooling. More extensive shopping, service and leisure facilities can be found in the mediaeval county town of Shrewsbury and in Oswestry and Telford.



Communications links are excellent: the village enjoys easy access to the B5067 Shrewsbury to Baschurch Road with connections to Oswestry and North Wales, the nearby A5 links to the M54 and the motorway network beyond, Yorton station offers regular services to major regional centres and onward links to central London and both Liverpool John Lennon and Birmingham International Airports provide a wide range of domestic and international flights.



Distances

- Baschurch 1.2 miles
- Shrewsbury 9.8 miles
- Oswestry 11.5 miles
- Telford 23.8 miles

Nearby Stations

- Yorton
- Wem
- Shrewsbury
- Gobowen

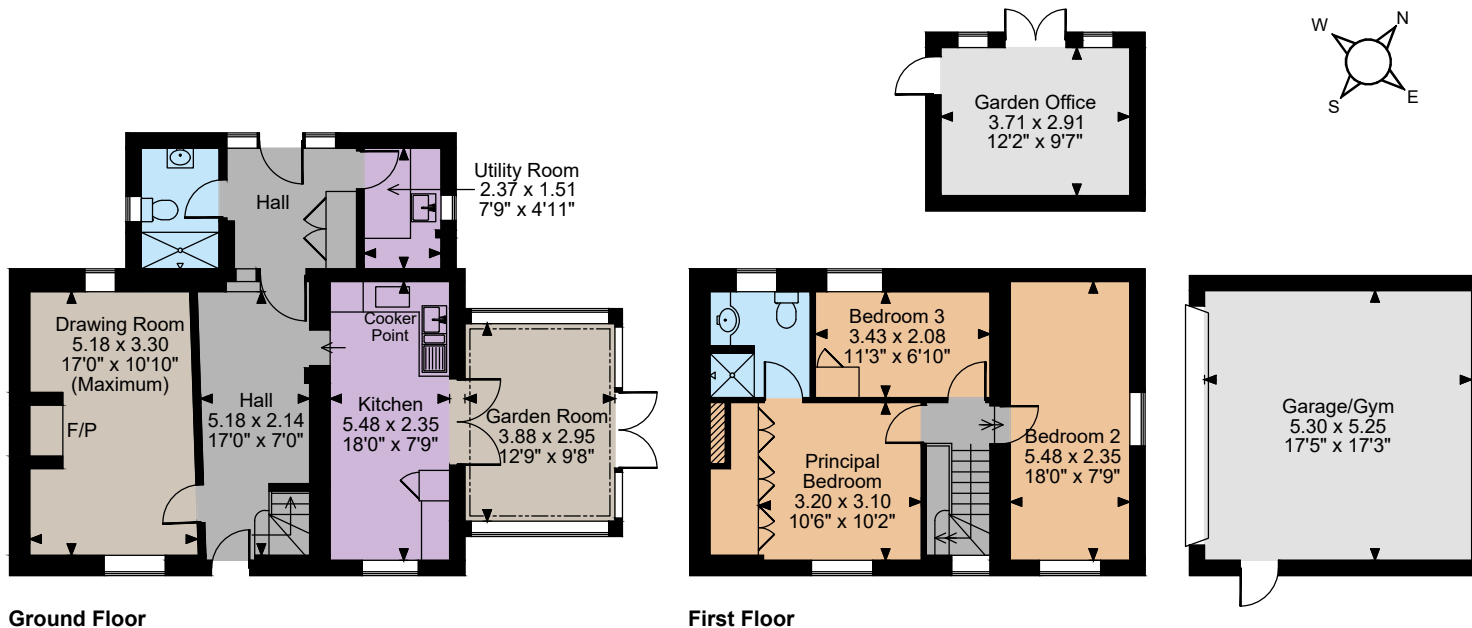
Key Locations

- Shrewsbury (historic County town)
- Nesscliffe Hills (local beauty spot)
- Shropshire Hills National Landscape
- British Ironwork Centre (sculpture park)
- Oswestry (historic town with Cambrian Heritage Railway)

Nearby Schools

- Packwood Haugh Prep School
- Baschurch CoFE Primary School
- The Corbet School
- St John the Baptist CoFE Primary School
- Weston Lullingfields CoFE School
- Adcote School for Girls
- Myddle CoFE Primary School
- Shrewsbury School
- Shrewsbury High School for Girls
- Prestfelde Prep School
- Ellesmere College
- Oswestry School
- Moreton Hall





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,228 sq ft (114 sq m)
 Garage/Gym internal area 300 sq ft (28 sq m)
 Garden Office internal area 116 sq ft (11 sq m)
 For identification purposes only.

Directions

Post Code SY4 2EP
 What3words kindest.bristle.assess

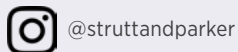
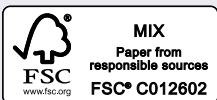
General

Local Authority: Shropshire Council
 Services: Mains electricity, water and drainage. Oil fired central heating
 Council Tax: Band C
 EPC Rating: D
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR
01743 284200

shrewsbury@struttandparker.com
 struttandparker.com



For the finer things in property.

