



Park Cottage

Weston under Redcastle, Shrewsbury, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached Grade II listed property located in this sought after village

Park Cottage is a beautiful 4 bedroom period property situated in an elevated position, with a separate barn and grounds extending to about 1.64 acres



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



TRADITIONAL BARN & CARPORT



ABOUT 1.64 ACRES



FREEHOLD



RURAL VILLAGE LOCATION



2,876 SQ FT



GUIDE PRICE £700,000



The property

Park Cottage is a traditional "black and white" half timbered family home which has been extended and now provides particularly well proportioned accommodation. On the ground floor is extensive dining and entertaining space with windows that frame the views. There are traditional features, including exposed beams and fireplaces, together with more modern and naturally well lit rooms. The design of the ground floor allows for "future proof" living with the provision of the principal bedroom and en suite bathroom.

Within the original cottage is the kitchen/breakfast room with quarry tiles, AGA and a range of wall and base units. There is space for a table and the kitchen leads seamlessly through to the spacious dining room with exposed beams and period brick fireplace. Located to the rear of the kitchen is the utility room and access to the outside.

From the main reception hall is access to the formal drawing room with coved ceiling and impressive

period Coalbrook style fireplace. There is a wide bow window and feature oriel style window offering views over the paddock and open countryside beyond.

There are double doors into the drawing room and also from the drawing room to the garden room with double glazed sliding patio door leading out to the garden beyond. Completing the ground floor is a double bedroom with fitted wardrobes and en suite bathroom.

On the first floor is a spacious double bedroom with en suite bathroom. This bedroom provides access to a further bedroom which could be utilised as a dressing room if required. Adjacent to the stairs is a further bedroom.



Outside

The garden has been well landscaped over the years. To the front is a raised lawn with sandstone walling along its frontage, set against a shrub and herbaceous bed. The lawn incorporates a further bed of mature shrubs. Against the cottage there are a variety of climbing roses and shrubs. One of the flanks to the cottage has well stocked beds incorporating an array of beautiful roses and herbaceous plants linking round to the rear with a further lawn. Raised sandstone walling and a lovely archway with mature wisteria which is set against a garden sun patio ideal for al-fresco/BBQ dining. Leading off the garden is a paved walkway which leads into an orchard which forms grounds to the outbuilding. This is again laid to a large lawn interspersed with a number of trees including fruit, one of which is intertwined by a beautiful mature rose. Set around the borders are further specimen shrubs with flower borders.

There is a separate paddock adjacent to the property, ideally suited for equestrian uses or small holding. The barns are detached from the main property and

are built of brick/sandstone and part timber clad. The barns provide useful storage but could be converted into additional accommodation subject to planning permission.

Location

Park Cottage stands in the conservation village of Weston under Redcastle, The village is highly sought after and comprises Hawkstone Hall, the celebrated Follies and Hawkstone Park Golf Club all of which are nearby with a range of local amenities available in the town of Wem. To the south of the village lies the historic town of Shrewsbury, which offers an extensive range of amenities to include shops, supermarkets, theatre and many other recreational and social facilities, together with a rail service linking to major cities such as Birmingham and beyond. Local amenities are also available at the market towns of Whitchurch and Wem which also offer a range of facilities and rail services with links to London, Edinburgh and Manchester. Alternatively, commuters will find equally good access through to Telford and the M54 motorway which links to the M6 motorway.



Distances

- Wem 4 miles
- Whitchurch 8 miles
- Shrewsbury 13 miles
- Telford 17 miles
- Chester 30 miles
- Birmingham 55 miles

Nearby Stations

- Wem train station 4 miles
- Shrewsbury train station 13 miles
- Stafford train station 30 miles

Key Locations

- Hawkstone Hall
- Hawkstone Follies
- Hawkstone Park Golf Club
- The Quarry Park, Shrewsbury
- Theatre Severn, Shrewsbury
- Shrewsbury Market Hall
- National Trust-Carding Mill Valley and The Long Mynd

Nearby Schools

- Lower Heath CofE Primary school
- Prees CofE Primary School
- Hodnet Primary School
- Clive CofE Primary School
- The Thomas Adams Secondary School
- Shrewsbury School
- Shrewsbury High School GDST
- Prestfelde Preparatory School
- Old Hall & Wrekin College





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

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Floorplans

House internal area 2,876 sq ft (268 sq m)

For identification purposes only.

Directions

Post Code SY4 5UZ

What3words: motor.impresses.lasted

General

Local Authority: Shropshire Council

Services: Mains electricity and water, private drainage which we believe complies with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

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.

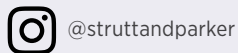
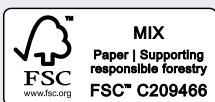
Shropshire and Mid Wales

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