

Woodfield Cottage, Walford, Baschurch, Shrewsbury, SY4 2HL

3 bedroom detached house — £650,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

This attractive detached cottage of character occupies a fantastic plot, set within a total of approximately 3.75 acres, including stables and outbuildings, with the house offering well-maintained, practical and thoughtfully designed accommodation with plenty of further potential. The property is situated in a lovely setting, a short distance from Baschurch and its excellent range of amenities, primary and secondary schools, while also being just a 15-minute drive from Shrewsbury town centre.

KEY FEATURES

- Impressive kitchen/breakfast room which opens onto the extended garden room, with a range of well-fitted units, space for appliances, and natural stone tiled flooring
- Large living room with a feature fireplace, wood burning stove, original bread oven, windows and glazed door to the garden
- There is also a useful rear porch, entrance hall and inner hallway, as well as a study on the ground floor
- Beyond the rear porch is a very practical and generous sized utility room and a separate shower room
- On the first floor are three double bedrooms and a family bathroom with shower. Bedroom one has windows to multiple elevations allowing plenty of natural light, bedroom two also has built-in wardrobes, and all three benefit from a pleasant outlook
- uPVC double glazed windows and oil fired central heating - mains gas has been taken to the property and could be connected if required
- The property is surrounded by landscaped private gardens, extending to the front, rear and side, which are laid to lawn with paved terraces, planted borders, and a selection of plants and trees
- Adjoining the garden, the land is split into paddocks and currently used for horses and dog agility, comprising flat grazing land and a purpose-built menage which has a solid foundation and would just need re-surfacing. There are various outbuildings used for storage and workshop space, a field shelter, and three stables with rubber matting, power and lighting. An extra paddock is located over the road from the property, providing more space for livestock/horses (approx. 0.75 acres). The property is currently registered as a smallholding, which would stay with the property and be transferred to the new buyer if required
- To the front of the property is an extensive gated driveway providing ample parking and turning for multiple vehicles
- Woodfield Cottage has been well-maintained and improved over the years, while still offering potential to extend or modernise further to suit a buyer's requirements

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

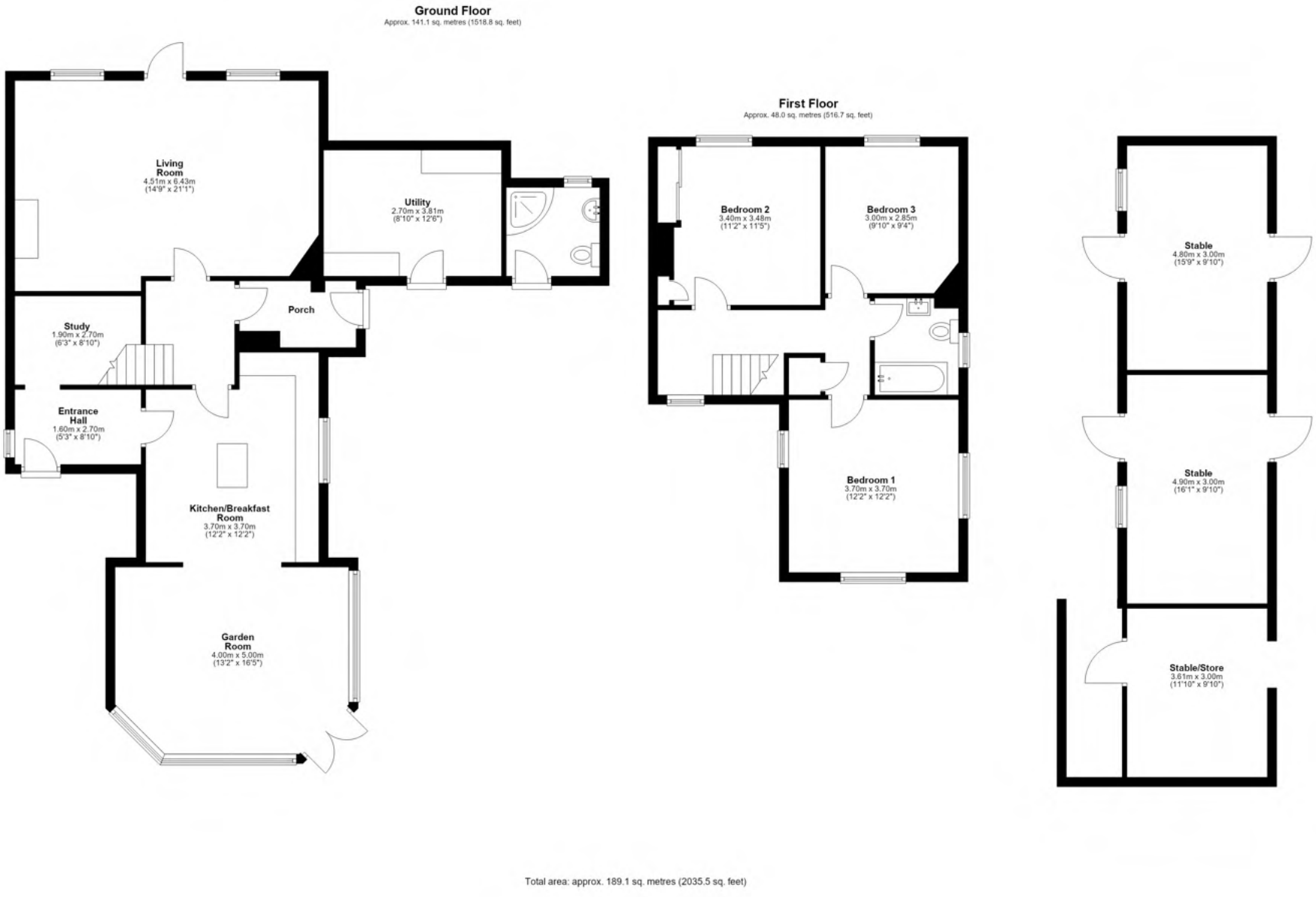
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Total area: approx. 189.1 sq. metres (2035.5 sq. feet)




This kitchen is for dancing!








































Woodfield
Cottage



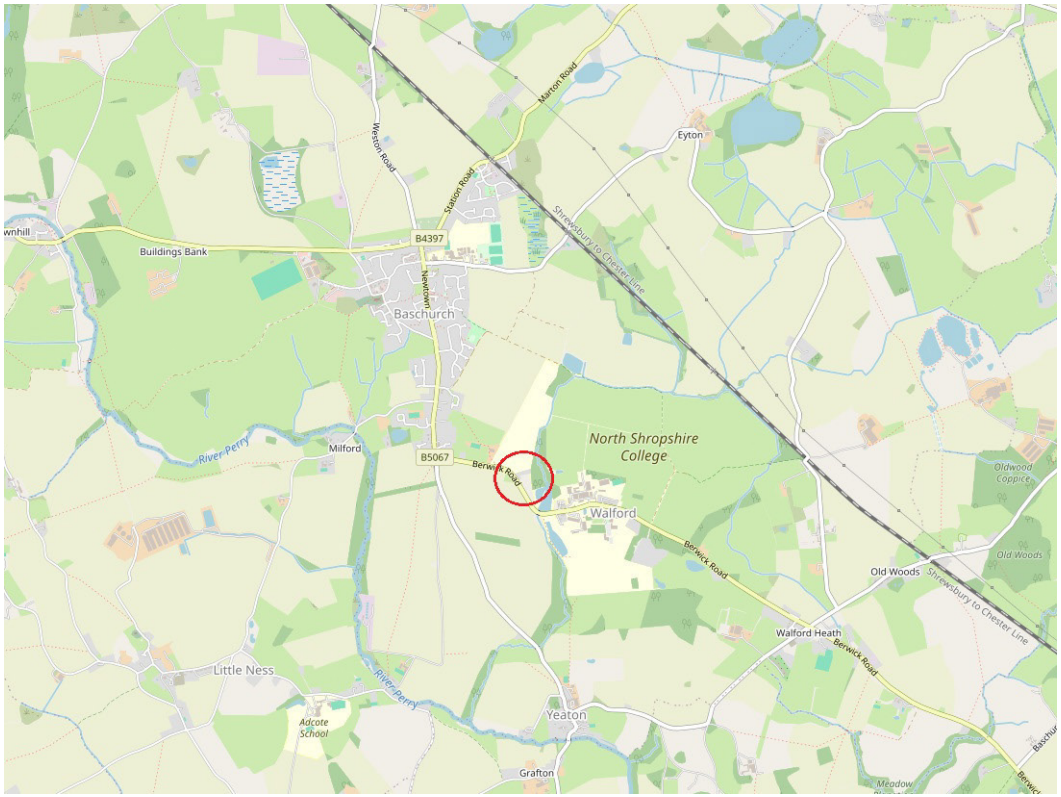


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BOUNDARIES NOT CONFIRMED

Tenure	**Freehold**
Local Authority	**Shropshire Council**
Council Tax	**Band F**
EPC Band	**Band E**
Services	**Mains water and electricity are connected.** **Oil central heating and septic tank drainage.**

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
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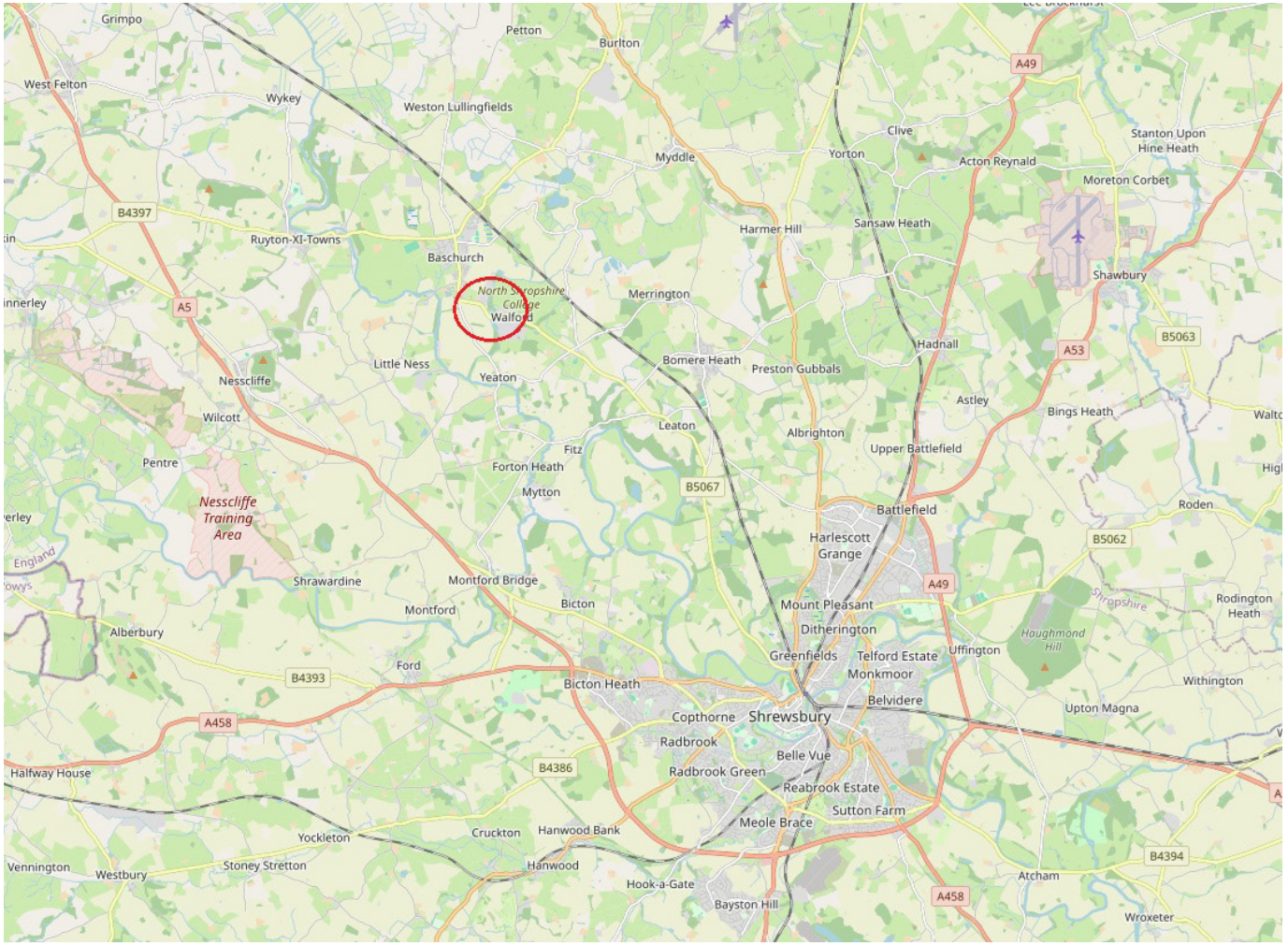
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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