



# Grove Cottage

Asterton, Lydbury North, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A picture-book detached 3-4 bedroom cottage with beautiful, generous gardens.

An attractive double-fronted period cottage in South Shropshire. A rare opportunity to buy such a pretty home in a large plot with cottage gardens, allowing plenty of scope for extending and modernising.



**2-4  
RECEPTION  
ROOMS**



**2-4  
BEDROOMS**



**2 BATHROOMS**



**GARAGE  
OUTBUILDING  
SHEDS**



**1.4 ACRES**



**FREEHOLD**



**RURAL**



**1,704 SQ FT**



**GUIDE PRICE  
£595,000**

### The property

Grove Cottage is a detached double-fronted period family home offering more than 1,700 sq ft of light-filled, flexible accommodation arranged over two floors. Designed to maximise the stunning rural views, the property includes large picture and sash windows.

The accommodation flows from a welcoming reception hall. It briefly comprises a front aspect family room with a woodburner flanked on each side by bespoke shelving, together with a dual aspect sitting room with quarry-tiled flooring, a woodburner and an inter-connecting conservatory with French doors to the front garden. An L-shaped kitchen, also accessible from the family room, has a range of base units, shelving, space for modern integrated appliances and a door to the back garden. A further door connects the kitchen to a quarry-tiled rear hallway which has rear and gable end entrance doors and gives access to a family shower room and a generous front room currently used as storage but lends itself to a playroom, snug or further sitting room.

Stairs rise from the reception hall to the first floor, which houses a dual aspect principal bedroom (formerly two bedrooms) with a dressing area and feature corner fireplace, one further front aspect bedroom, also with a feature fireplace, and a family bathroom.

A separate staircase rises from the rear hall to a galleried landing and a vaulted sitting area/bedroom with a freestanding woodburner and several Velux windows. A shower room downstairs makes this an attractive annexe potential if required.





## Outside

The property is approached through a five-bar gate off a small country lane to a rear driveway, providing lots of parking and giving access to a detached L-shaped outbuilding. This houses a garage, large workshop with mezzanine loft area over. Subject to the necessary planning this could be ancillary accommodation.

The wraparound garden is a wildlife haven, whilst there is a lawn area, there are areas of woodland, flower beds, orchard, wild areas and a fantastic pool with a central island which is fed by a stream and is large enough for the popular wild swimming. The current owner has lived here for 30 years and is a passionate gardener and this is evident as you follow the paths around.

There is a productive vegetable garden with greenhouse, fruit cages and a large chicken pen. There are plenty of outside areas for entertaining, dining or to simply enjoy the peace and quiet and take in the views.

## Location

Located on the fringes of the Shropshire Hills National Landscape, the rural hamlet of Asterton sits at the foot of The Long Mynd. The property lies equidistant between Bishop's Castle and Church Stretton, market towns which, combined, offer high street and independent shopping, a supermarket, Post Office, restaurants, cafés, pubs, a library, cottage hospital, GP and dental surgeries and primary and secondary schooling. The larger centres of Ludlow, Shrewsbury and Newtown also offer extensive amenities. Excellent walks surround the property, Offa's Dyke, Stiperstones and the The Shropshire Way are nearby, and there are several local golf clubs. Transportation links are good: the A49 and inter-connecting A5/M54 give access to the motorway network, and Church Stretton station (6.1 miles) links to major regional centres and London.



## Distances

- Asterton 0.7 miles
- Church Stretton 5.7 miles
- Bishops Castle 5.8 miles
- Shrewsbury 17 miles
- Ludlow 19 miles

## Nearby Stations

- Broome
- Craven Arms
- Church Stretton
- Ludlow

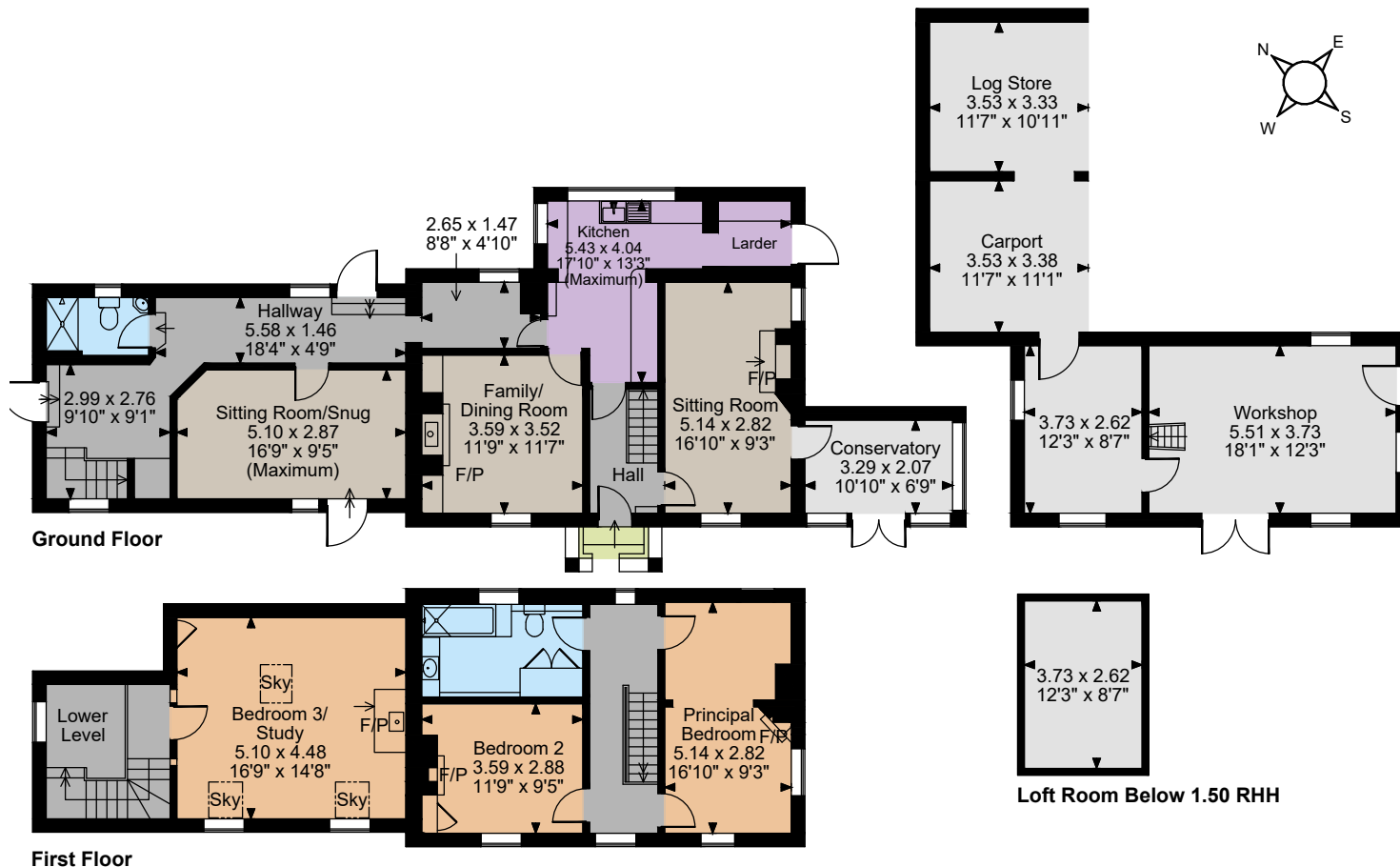
## Key Locations

- Stokesay Castle
- Ludlow Castle
- Acton Scott Working Farm
- Clun Castle
- Bishops Castle

## Nearby Schools

- Lydbury North Primary School
- Bishops Castle Schools
- Church Stretton Schools
- Moor Park
- Lucton





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

House internal area 1,704 sq ft (158 sq m)

For identification purposes only.

## Directions

Post Code SY7 8BJ

what3words: ///sinkhole.tickles.cars

## General

Local Authority: Shropshire Council

**Services:** Mains electricity and calor gas, private water supply, private drainage (this may not comply with current regulations).

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

Council Tax: Band B

EPC Rating: E

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

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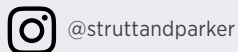
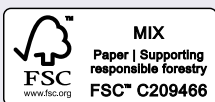
## Shropshire and Mid Wales

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