



Rose Cottage, Childs Ercall, North Shropshire

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# Rose Cottage Childs Ercall, North Shropshire, TF9 2DB

A charming Victorian village house with superbly presented accommodation, delightful gardens and versatile outbuildings

Newport 7 miles, Wellington railway station 10.5 miles, Whitchurch 16 miles, Shrewsbury 16 miles, Stoke-on-Trent 22 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Snug | WC | Principal bedroom with en suite shower room  
3 Further bedrooms, 1 en suite | Family bathroom | Office | Double garage | Workshop  
Brick stores | Garden | EPC rating E

## The property

Originally forming part of the Child's Ercall Hall estate, Rose Cottage has evolved over the centuries to offer a wonderful blend of characterful features and contemporary living. Situated within attractively landscaped gardens, the property enjoys a superb position on the edge of the village.

The well-proportioned and spacious accommodation provides an excellent blend between formal entertaining and everyday living spaces. The primary reception rooms flow from a welcoming hallway with wide staircase rising to the first floor. At the heart of the house is a dual aspect kitchen fitted with striking David Holmes cabinetry under marble worksurfaces, featuring a Falcon rangecooker, integrated appliances and large breakfast island with wooden countertop. Both the dining room and elegant 30ft drawing room have French doors opening onto the garden, while the cosy snug features a wood burning stove. A WC completes the ground floor.

To the first floor are four individually styled double bedrooms serviced by two en-suites and a family bathroom. The principal bedroom en-suite has been recently installed incorporating a luxurious double shower and bath with underfloor heating.

## Outside

A five-bar timber gate opens onto a sweeping gravelled driveway providing parking for several vehicles. Beautifully landscaped gardens to the side and rear of the house offer variety and interest with fully stocked flower beds, mature shrubbery and a number of seating areas for alfresco dining.

Linked to the main house and accessed via a utility room is an excellent workshop with steps to the first floor, providing space for those running a business from home or subject to the relevant planning permission, scope for ancillary accommodation. A home office is situated to the rear of a detached double garage.

## Location

The picturesque rural village of Childs Ercall offers a recreational club, childrens playground and Church with nearby Hinstock providing a primary school and a public house. Newport has excellent amenities which include a Waitrose and local shops while the county town of Shrewsbury offers a wide range of bespoke shops, restaurants and further amenities.

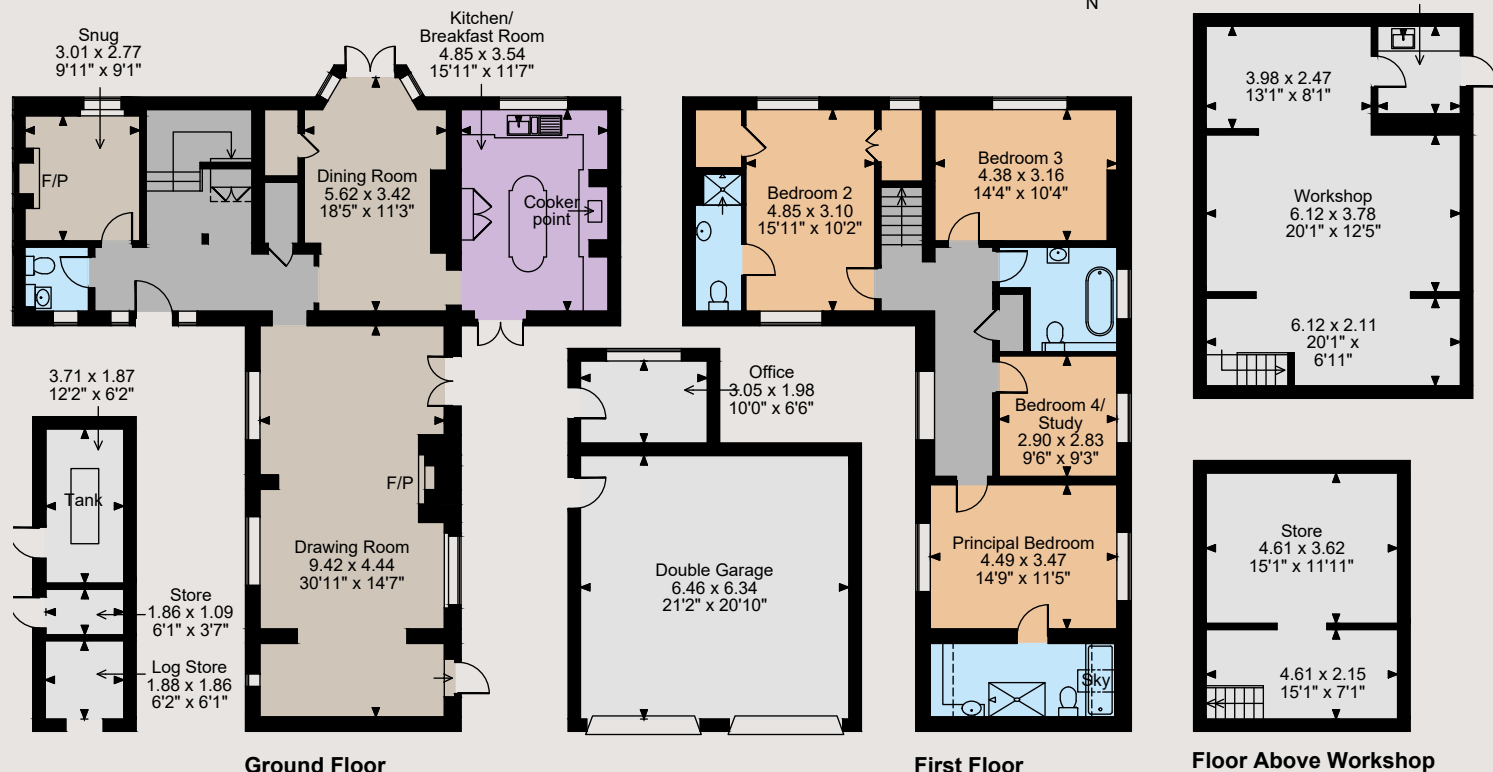
The area is noted for its excellent schools both within the state and independent sectors including a primary school at nearby Tibberton (rated Outstanding by OFSTED), Adams' Grammar School and High School for Girls in Newport, Wrekin College and The Old Hall Prep School, Thomas Telford and Shrewsbury schools. The A41 which provides access to the West Midlands road network including the M6 linking to the north and the M54 to the south. The railway station at Wellington offers services to Shrewsbury, Birmingham and Aberystwyth.







Rose Cottage, Childs Ercall, Market Drayton  
Main House internal area 2,184 sq ft (203 sq m)  
Double Garage internal area 441 sq ft (41 sq m)  
Stores & Office internal area 207 sq ft (19 sq m)  
Workshop internal area 864 sq ft (80 sq m)  
Total internal area 3,696 sq ft (343 sq m)



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

□ □ □ Denotes restricted head height

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## Directions

Follow Satnav to postal code TF9 2DB

What3 words: steadily.soups.pulp

## General

**Local Authority:** Shropshire Council

**Services:** Oil fired central heating. Mains electricity, water and drainage.

**Council Tax:** Band F

**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.

**Tenure:** Freehold

**Price:** £775,000

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

**Agents note:** A footpath runs along the edge of the property boundary.

## Shrewsbury

Theatre Royal, 14 Shopatch, SY1 1HR

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