



# Nursery Cottage

3 Cross Brook, Dorrington, Shropshire

## A beautifully presented period cottage with elegant accommodation and enchanting gardens and woodland

A charming period cottage with idyllic country gardens and peaceful wooded grounds, occupying a picturesque position in a popular Shropshire village. The property features elegant, understated accommodation with various character details and clean, neutral styling, and is set conveniently outside of Dorrington, surrounded by beautiful countryside and seven miles south of historic Shrewsbury.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**CARPORT**



**1.41 ACRES**



**FREEHOLD**



**VILLAGE**



**2,414 SQ FT**



**GUIDE PRICE  
£795,000**



### The property

Nursery Cottage is a delightful period property that features almost 2,500 square feet of attractive accommodation arranged over two floors. The property retains various splendid original character details, including brick-built fireplaces and exposed timber beams, combined with refined, attractive styling and fittings throughout.

The ground floor offers five beautifully presented reception rooms, with the heart of the home being the open-plan kitchen and dining room. Parquet flooring runs through both rooms, which are connected via an open squared archway, with the kitchen featuring contemporary shaker-style units and a central island with a breakfast bar, while the dining room displays a handsome fireplace, repurposed as a seating nook. Double doors connect to another open, airy and light filled reception area in the sitting room and family room, both of which have cornicing and part-panelled walls. The sitting room has a grand brick-built fireplace, fitted with a woodburning stove, while the family room welcomes plenty of natural light through

its French doors. Further ground-floor living and entertaining areas include the sunny garden room and the generous second family room, both of which benefit from French doors opening to the garden. In addition to the ground floor, the outbuilding has been converted to provide a spacious sitting room with \*planning permission in place to create a further bedroom with en-suite. Great for generational living.

Upstairs there are four well-presented bedrooms, three of which are doubles, with the fourth being ideal for use as a study, dressing room or nursery. The principal bedroom has an en suite shower room, while the first-floor landing also leads to a family bathroom with a bathtub and shower unit. A separate WC is accessed from the landing and there is a further shower room to the ground level.

\*Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



## Outside

At the entrance to the property, the gravel driveway provides plenty of parking space for several vehicles, while the detached double carport provides additional parking and storage.

The garden to both the front and rear of the house has extensive lawns, gravel pathways and terracing, timber pergolas with climbing plants, well-tended hedgerows, colourful border beds and various mature shrubs and specimen trees. There is also a patio area for al fresco dining, a paved courtyard and a vegetable garden, while outbuildings include a workshop, a shed and two greenhouses.

Beyond the garden there is a peaceful woodland area to enjoy with mature trees and wildflower beds. The grounds and gardens total around 1.41 acres in all.

## Location

The village of Dorrington, on the A49, has a wide range of amenities including a Grade II listed pub, The Horseshoes, a Persian restaurant, Netley Hall, a convenience store with a post office and several other small enterprises.

The main road links with the A5/M54 to the north-east and the A5/A458 north-west into Wales. The A49 also travels south through Ludlow and Leominster to Hereford. Shrewsbury and Church Stretton, each around 6 miles away, have mainline railway links. Surrounded by beautiful countryside.

Dorrington is a popular destination for walkers and cyclists. The nearby Count Brook adds to the scenic charm, and the village's proximity to the Shropshire Hills National Landscape offers ample opportunities for outdoor activities.



## Distances

- Church Stretton 6.3 miles
- Shrewsbury 7.1 miles
- 23.1 miles

## Nearby Stations

- Shrewsbury and Church Stretton

## Key Locations

- The Quarry Park and River Severn
- Theatre Severn
- Attingham Park (National Trust)
- Shropshire Hills National Landscape

## Nearby Schools

- St Edward's CofE Primary School
- Longnor CofE Primary School
- Concord College
- Shrewsbury High School
- Shrewsbury School





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

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 2,414 sq ft (224 sq m)

Carport internal area 318 sq ft (30 sq m)

Total internal area 2,732 sq ft (254 sq m)

### Directions

Postcode SY5 7JT. what3words: ///

raced.ranges.starlight- brings you to the driveway

### General

**Local Authority:** Shropshire Council

**Services:** Oil fired central heating. Mains electricity and water. Private drainage to septic tank that we understand complies with current regulations.

**Mobile and Broadband checker:** Information can be found here <https://checker-gb/>

**Council Tax:** Band F

**EPC Rating:** Rating D

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

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

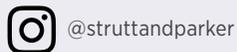
## Shrewsbury

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