



Kenley Cottage, Kenley, Shropshire

For the finer things in property.



Kenley Cottage

Kenley, Shropshire, SY5 6NR

A charming period cottage situated in the coveted South Shropshire “Golden Triangle” with 7.6 acres of enchanting grounds including a natural pond, woodland and grazing paddocks

Much Wenlock 5 miles, Church Stretton 10 miles, Shrewsbury 13 miles, Telford 14 miles, Ludlow 19 miles, Birmingham 35 miles

Kitchen | Breakfast room | Study | Family room
Dining room | Drawing room | Principal bedroom suite | Three bedrooms | Bathroom
Studio | Double garage | Summerhouse
Approximately 7.6 acres of grounds

EPC rating: E

The property

Nestled into the magnificent countryside bordering Wenlock Edge, Kenley Cottage is an idyllic thatched cottage which has evolved over the years to offer a blend of smaller cosier rooms and larger entertaining spaces.

Within the original part of the cottage are an array of characterful features including quarry tiles, exposed beams and latched panel doors. Having remained under the same ownership for the past 25 years, the property now offers an incoming purchaser exciting opportunity for refurbishment and further development, subject to the relevant planning permissions.

Approached via an entrance porch, the property divides into two “wings”. In the original side of the cottage are two charming reception rooms laid with quarry floor tiles; the family room

with an impressive inglenook fireplace housing a large wood burning stove and a study, with a log burner set into a brick surround. Beyond is the kitchen with adjoining breakfast room overlooking the grounds. Within the late 1990’s extension are the spacious dining and drawing rooms linked by double doors, both with feature stoves and doors onto the terrace. The uniquely designed double height drawing room is flooded with light and there are stairs up to a first floor studio/home office. Completing the ground floor accommodation is the principal bedroom with en-suite and dressing room.

On the first floor are three bedrooms serviced by a bathroom.

Outside

Kenley Cottage stands neatly encircled within its grounds with a wonderful blend of formal gardens, grazing land and woodland totalling 7.64 acres.

At the rear of the property, steps lead down from the terrace to a large expanse of lawn with natural wildlife pond beyond.

The sweeping driveway with paddock either side leads to a large forecourt and detached double garage.



Location

Kenley Cottage is located in the charming hamlet of Kenley with its glorious views across toward Wenlock Edge and is close to Church Preen with its highly regarded primary school (Ofsted rated as outstanding). Kenley is situated between the two bustling market towns of Much Wenlock and Church Stretton both with a wide range of bespoke shops, public houses, restaurants and further schools. There is also easy access to the county town of Shrewsbury and the commercial centre of Telford.

Shrewsbury is also noted for its excellent schools within the private sector including Prestfelde, Shrewsbury School and the High School. Road communications are good with the A458 linking to the A5 which runs north to Oswestry and Chester while the M54 from Telford links to Birmingham and the national motorway network.

Train stations can be found at Telford, Shrewsbury and Church Stretton, with a regular service to Birmingham and London.

Directions

NB: Satnav will not take you directly to the property. If arriving at Mapp Farm, the property is found approximately 0.3 mile due south. Kenley Cottage is accessed via double five bar gates set back from the junction opposite Jessamine Cottage.

What3words: ///likes.flat.bolsters



Kenley Cottage Kenley, Shrewsbury
 Main House internal area 2,709 sq ft (252 sq m)
 Double Garage internal area 435 sq ft (40 sq m)
 Summer House internal area 92 sq ft (9 sq m)



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

□ □ □ □ Denotes restricted head height
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General

Local Authority: Shropshire Council
Services: LPG Gas central heating. Mains electricity, water. The drainage is understood to be private, by means of a septic tank
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
Guide Price: £795,000

Shrewsbury

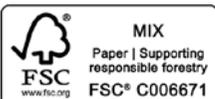
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