

Homefield Cottage
11 Weston Heath, Shrewsbury, Shropshire



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**2,561 sq ft (238 sq m) | Freehold
Rural hamlet | 4 reception rooms
3 bedrooms | 2 bathrooms
Triple carport and outbuildings | 3.3 acres**

Guide price £825,000

A charming and beautifully renovated and extended country home with characterful features, set within outstanding landscaped gardens, woodland and paddock with Autumn arboretum, in a peaceful North Shropshire setting

Homefield Cottage is located at the end of a long private drive and surrounded by the beautiful gardens and open countryside. The property has been sympathetically renovated and extended by the current owners with wonderful far-reaching views from the windows over the gardens and the North Shropshire countryside beyond.

The ground floor is well arranged for both everyday family living and entertaining. At its centre is a well-designed open-plan space comprising a modern kitchen, a casual dining area with wood burning stove and a sitting area with a bank of picture windows framing attractive views. The kitchen is fitted with high-gloss cabinetry and integrated appliances. In addition, there is a dedicated dining room and a generous study providing a quiet working space. The drawing room is a well-proportioned, light-filled reception space with a wood-burning stove. It opens into an impressive garden room, which enjoys a strong connection to the garden and features a mature indoor vine. The first floor provides three beautifully-presented bedrooms that are served by two well-appointed bathrooms, including a principal bathroom with freestanding bath and separate walk-in shower.

Externally, the property is approached via a gated gravel driveway leading to a triple carport. The peaceful and secluded gardens are a haven for nature, with thoughtfully arranged 'rooms' including formal lawns, colourful planting and a dedicated area with hot tub, together with a summer house and several terraced seating areas for outdoor dining and entertaining.



Beyond the formal gardens, the grounds extend into private woodland with winding paths and attractive countryside views. In total, the gardens and grounds extend to about 3.3 acres. A substantial timber-framed barn, with a further upper level, offers excellent additional space suitable for workshop, studio or ancillary use, subject to the necessary consents.

Location

Homefield Cottage is situated in the small rural hamlet of Weston Heath, near Weston-under-Redcastle, within the attractive Shropshire countryside between Shrewsbury and Wem. Shrewsbury offers an extensive range of shopping, leisure and cultural facilities, including independent retailers, restaurants and riverside walks along the River Severn. Wem and Shawbury provide more local day-to-day amenities, while Telford is within convenient reach for larger retail and employment centres. The area is well served by schooling, with a strong selection of highly regarded options including Adams' Grammar School and Newport Girls' High School, alongside respected independent schools such as Shrewsbury School, Shrewsbury High School and Wrekin College. Transport links are excellent for a rural location, with convenient access to the A49 and A53 providing connections to Shrewsbury, Chester and Telford, and onward to the M54 for the West Midlands motorway network. Rail services from Shrewsbury offer direct connections to Birmingham, Manchester and London, making the area well suited for commuters.

Postcode region: SY4

General

Local Authority: Shropshire County Council
 Services: Mains electricity and water. Private drainage via a septic tank that was installed before 1983. Oil fired central heating.
 Council Tax: Band E
 EPC Rating: D
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.
 Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements a Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Agents note: Homefield Cottage is approached by an unadopted road.



Homefield, Weston Heath, Weston

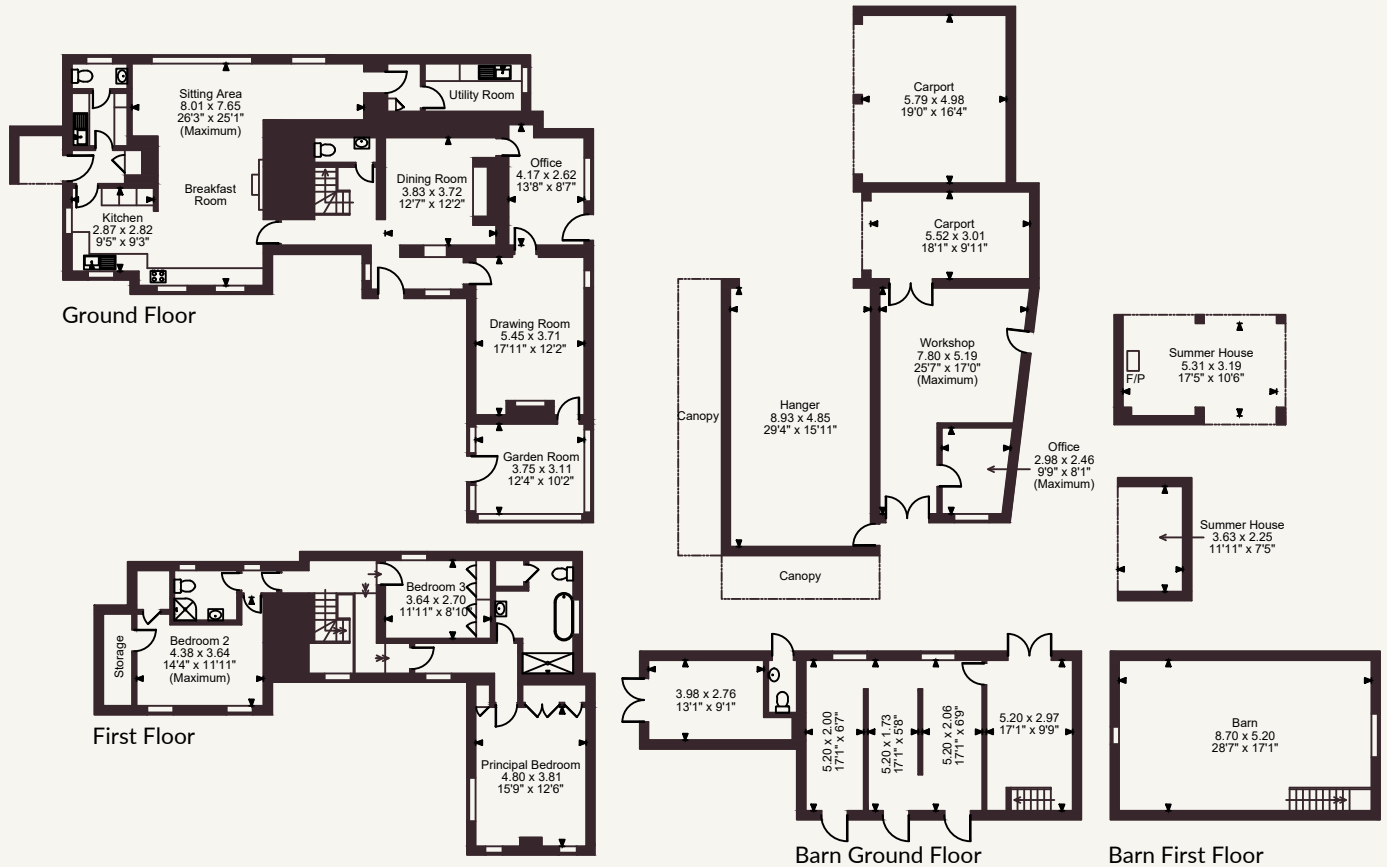
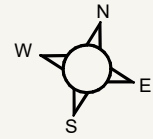
Main House internal area 2,561 sq ft (238 sq m)

Carport & Hanger internal area 969 sq ft (90 sq m)

Summer Houses, Workshop & Office internal area 665 sq ft (62 sq m)

Cottage internal area 1,147 sq ft (106 sq m)

Total internal area 5,342 sq ft (496 sq m)



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

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