

Foxglove Cottage

Woolstaston, Church Stretton, Shropshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive detached two bedroom property with annexe potential, stable and 2.58 acres in a picturesque location

Situated in an elevated position, Foxglove Cottage sensitively combines modern amenities with a wealth of period features, the whole designed to maximise the stunning surrounding views of the paddock and open countryside beyond. There is potential to extend into the adjoining stone-built barn (subject to planning).



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



DRIVEWAY



2.58 ACRES



FREEHOLD



RURAL



1,891 SQ FT



**GUIDE PRICE
£585,000**



The property

Foxglove House is an attractive stone-built detached family home offering 1,800 sq ft of flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment maximising the stunning surrounding views provided by its elevated position, the property sensitively combines modern amenities with period features including casement glazing, some exposed beams, original fireplaces, and a wealth of quarry-tiled flooring across the ground floor.

The accommodation flows from a welcoming reception hall with a feature exposed stone wall, a useful cloakroom and stairs rising to the first floor. The hallway opens into a large open plan living and dining room with a feature fireplace with woodburning stove and a door to the garden. The dining room in turn opens to a split-level snug which has a door to a through side entrance porch with doors to both front and rear aspects. The ground floor accommodation is

completed by a dual aspect kitchen accessed from the reception hall. It has a high vaulted ceiling with Velux glazing, a brick-built fire surround with woodburning stove, a range of freestanding wall and base units including a central island with breakfast bar, complementary work surfaces, a double Belfast sink and modern integrated appliances.

On the first floor the property provides a dual aspect principal bedroom, one further well-proportioned bedroom and a family bathroom with freestanding slipper bath.

The property also benefits from an attached stone-built store/barn. Extending to almost 25 ft, and with steps rising to a hayloft over, this offers the potential for further development, either as part of the main property or for self-contained annexe accommodation, if required (subject to obtaining planning permission).



Outside

Foxglove Cottage is approached through double five bar gates over a side driveway providing private parking. The well-maintained wraparound garden is laid mainly to gently-sloping lawn interspersed with and bordered by mature trees. It features numerous seating areas, a garden pond, a stable and a generous gravelled terrace, ideal for entertaining and al fresco dining and enjoying stunning views over the Stretton Hills. A gate adjacent to the stable opens to the property's remaining land which provides a stock-fenced paddock and an adjacent fenced area with a shepherds hut*.

Location

The surrounding countryside is designated as an Area of Outstanding Natural Beauty, offering wonderful walking and riding on the neighbouring Long Mynd, with around 5000 acres of National Trust land.

Woolstaston is 1.5 miles from the A49 and the village of Leebotwood, with its public house and only a short distance from the spa town of Church Stretton, which

provides everyday facilities including a range of shops, public houses, restaurants and schooling. The county town of Shrewsbury offers a comprehensive range of shopping, leisure and social facilities, as well as a number of schools, including Shrewsbury School, Shrewsbury High School and Shrewsbury Sixth Form College. In addition there are two preparatory schools as well as a number of popular State schools.

Road communications are excellent, with the A49 linking to the A5 north via Oswestry towards Chester and east via the A5/M54 to Telford, Wolverhampton and Birmingham. There is a main line train station in Church Stretton and from Shrewsbury there is a regular train service to London. International airports can be found at Birmingham, Manchester and Liverpool.

Directions

Postcode SY6 6NN.

What3words: [///splinters.stardom.otter](#) - brings you to the driveway.

Distances

- Church Stretton 3.7 miles
- Shrewsbury 11.2 miles
- Ludlow 22.2 miles
- Hereford 44.5 miles

Nearby Stations

- Church Stretton

Key Locations

- Carding Mill Valley & The Long Mynd
- Theatre Severn, Shrewsbury
- The Quarry Park, Shrewsbury
- Shrewsbury Museum and Art Gallery
- Ludlow Castle

Nearby Schools

- Longnor CofE Primary School (rated Outstanding by Ofsted)
- St Lawrence CofE Primary School
- Church Stretton Secondary School
- Concord College
- Shrewsbury School
- Shrewsbury High School
- Prestfelde





Floorplans

Main House internal area 1,891 sq ft (176 sq m)

Outbuilding internal area 203 sq ft (19 sq m)

Total internal area 2,094 sq ft (195 sq m)

For identification purposes only.

General

Local Authority: Shropshire

Services: Mains electricity and water. Oil fired central heating. Private drainage which we understand to be compliant.

Council Tax: Band C

EPC Rating: TBC

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.

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

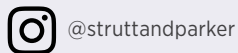
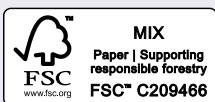
Agents note: *The shepherds hut is available by separate negotiation.

Shropshire & Mid Wales

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