



# A charming cottage close to the pretty Weir Brook

**Little Heath Cottage, Weirbrook, West Felton, Oswestry, Shropshire, SY11 4ET**

Freehold  
Guide price £500,000





- A selection of outbuildings including stabling and workshop with inspection pit.
- Paddock land with the house and a further paddock available by separate negotiation.
- Fantastic communication links onto the A5 for Oswestry and Shrewsbury and onward travel links to the M54 and the North.
- Well known schools in the area including The Marches Academy, The Corbett School, Oswestry School and Packwood Haugh.

#### Location

Little Heath Cottage is situated approximately 1.5 miles from West Felton, and approximately 6 miles from Oswestry. West Felton is a popular Shropshire village and benefits from a village shop and the public house, The Queens Head situated just outside the village. There is access to walks and cycling along the Montgomery Canal which runs 33 miles from the Llangollen Canal at Frankton Junction to Newtown via Llanymynech and Welshpool and crosses the England-Wales border.

Oswestry is a thriving market town with a selection of high street and independent shops, dentists, doctors, hairdressers, pubs, restaurants and supermarkets. An indoor and outdoor market runs every Wednesday along with a farmers market on some Saturdays.

The area is well known for access to the beautiful Welsh Borders, including the Berwyn's and The Breiddens, both a fantastic area for walking, cycling and riding. There is a train station at Gobowen, approximately 8 miles from Little Heath Cottage with links to Shrewsbury, Chester, Birmingham and Crewe.

#### Accommodation

Little Heath Cottage started life as a two up two down sandstone cottage, which still remains today. The current owners have lived there for nearly 30 years and have extended the cottage into the wonderful family home it is today. The house feels spacious and is perfect for those looking for a spacious, detached family home to put their own stamp on.

The front door leads into a central entrance hall creating an excellent flow to the house with access into the principle reception rooms in the original part of the house. The drawing room is to the left hand side of the hall, which is full of character with beams and the original stone along with an inglenook fireplace with an open fire. There is room for a dining table and this room makes a wonderful place for a family occasion. The dining room provides a further reception space with French doors leading outside onto the back garden.

The sitting room is the hub of the house, with a door leading outside to the garden and access to the kitchen with fitted units, and the utility room with a door leading outside to the back garden plus a door leading into the spacious double garage.















Stairs rise from the sitting room to the first floor where there is a principal suite, which is still in need of refurbishment but could be a fabulous room and allows someone to put their own stamp on it. There is an ensuite bathroom, with plumbing in place and a separate walk in dressing area, with LED lighting. There are a further three double bedrooms, a single bedroom/office and a family bathroom.

#### **Outside**

Little Heath Cottage is accessed via a no through tarmac road which is council maintained. There is parking in front and each side of the house. The house is set in a good sized plot extending to 0.81 acres. The surrounding gardens are mostly lawn and extend from the side and to the rear of the house, where there is the useful outbuildings, kennel and access to the paddock. The larger outbuilding has a stable, with a workshop where there is an inspection pit.

By way of separate negotiation, there is a 1.35 acre paddock situated on the other side of the A5.

#### **Directions:**

From Oswestry A5, take the turning towards Queens Head. Bearing right past The Queens Head pub, continue through the village of West Felton and turn left signposted Weir Brook. Continue all the way until you reach a no through road sign and Little Heath Cottage is on your right hand side.

**Tenure:** Freehold

**Services:** Mains electricity, water, private drainage (septic tank), oil central heating.

**Local Authority:** Shropshire. Band D.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

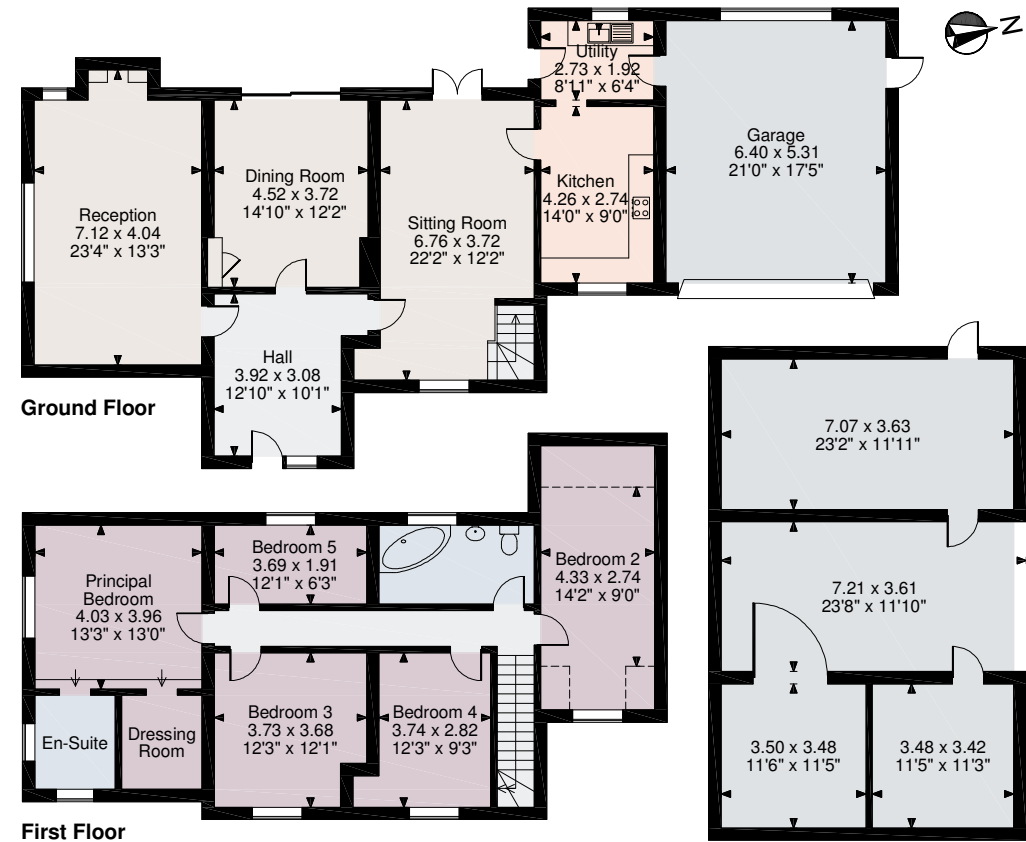
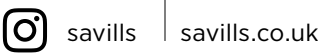
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Brochure prepared  
2022/09 BTJ  
Photographs taken  
2022/09 E-House

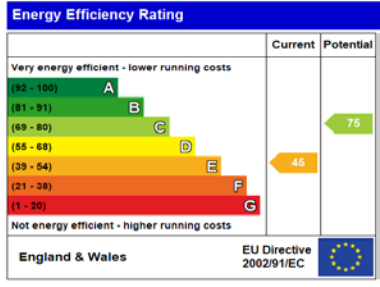
Little Heath Cottage, Oswestry  
Main House gross internal area = 2,123 sq ft / 197 sq m  
Garage gross internal area = 362 sq ft / 34 sq m  
Outbuilding gross internal area = 861 sq ft / 80 sq m

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