



A quaint thatched cottage with a rural outlook

Yew Tree Cottage, Coton, Whitchurch, SY13 2QZ

Freehold





Period cottage with contemporary extension

- Four bedrooms • Attractive garden • Wildlife pool
- Double car port

Location

Yew Tree Cottage is situated in a quiet location offering the opportunity to enjoy a rural lifestyle with good access to major road and rail networks.

Local amenities can be found in the village of Prees which include a convenience store/post office, medical practice with dispensary, newsagents and a highly regarded primary school. There is also a train station which has services to Manchester and Crewe, both providing a direct service to London Euston.

The market town of Whitchurch offers a wider range of supermarkets, independent shops, public houses and restaurants.

Alternatively, Wem is situated 4 miles to the south and has a variety of facilities including shops, a bank, a market every Thursday and a Farmers' market every 2nd Saturday of the month. There are a number of well-regarded schools in the locality in both the state and private sector including St John Talbot's, Ellesmere College, Moreton Hall, Packwood Haugh, Shrewsbury School and Shrewsbury High School. The Brown Moss Nature Reserve, a Site of Special Scientific Interest, is located 6 miles away and has many different habitats including pools, marshes, heath land, and woodland, which enable a great variety of

wildlife to flourish and provide interesting walking trails. There are nearby golf courses at Hawkstone Park and Hill Valley Golf & Country Club, while the surrounding countryside offers opportunities for walking and riding. International Airports can be found in Birmingham, Manchester and Liverpool.

Accommodation

Yew Tree Cottage is a picturesque, Grade II listed period cottage dating back from 1574 with a new extension of an adjoining barn offering a great balance of period features and contemporary living set in around an acre of rolling gardens with garaging and a wildlife pool.

The house is entered via an open oak porch where a period, solid oak door opens to the entrance hall which has a leaded window to the front and a tiled floor with underfloor heating which extends throughout the ground floor of the original part of the house. The hall opens into the drawing room and into the dining room with wonderful features throughout including leaded windows to the front and rear, period oak door to the garden, exposed wall and ceiling timbers, exposed timber framing to the dining room, an exposed brick, inglenook style AGA multi-fuel burner and an original bakers oven.



The garden room provides a link to the new part of the house with glass doors opening outside. The secondary hall offers plenty of natural light with tall windows and a glass door leading to the terrace. The sitting room enjoys wonderful, south facing garden views with exposed timbers and French doors opening to the terrace.

The kitchen is well equipped with fitted cupboards and units with solid worktops, a 'Belfast' sink, Rangemaster gas oven, tiled flooring and a wide stable style door opening to the front of the property with wonderful views down the lane.

A downstairs bath room and utility room with fitted units, polished stone worktops and space for a washing machine and dryer completes the ground floor.

From the drawing room, a stair case rises to the first floor. The principle bedroom has an original, solid oak floor, exposed wall and roof timbers, a dual aspect with leaded windows and fine garden views and an ensuite shower room. There is a further bedroom with leaded windows and a decorative fire place.

From the hall, a secondary staircase leads to the first floor in the converted barn to two double bedrooms with circular windows and a family bathroom with a freestanding 'Victoria & Albert' bath and tiled flooring.

Outside

Yew Tree Cottage is entered via a gated gravel driveway with ample parking space and an Oak framed twin carport with a Welsh slate roof and enclosed

roller shutter garage with an electric door.

There are three terraces surrounding the property ideal for alfresco dining and enjoying the fine views.

The garden is predominantly laid to lawn with hedge and post and railed borders. There are a number of fruit trees including apple, pear and plum and a kitchen garden planted with carrots, turnips, beetroot, strawberries and raspberries.

To the rear of the garden is an attractive wildlife pool which attracts a number of species which include moor hens and Canada geese and is surrounded by young Cherry trees with open countryside beyond.

Directions: From Whitchurch, proceed on the Tilstock road and at the roundabout take the third exit to follow the road through Tilstock. Continue past the Dog and Bull Pub and take the next right hand turn signposted to Lower Houses and Stanley Green. Follow the lane and it bears left, turn right and Yew Tree Cottage is the second property on the left hand side.

Tenure: Freehold

Services: Mains water and electricity. LPG gas. Oil fired central heating. Private drainage.

Local Authority: Shropshire Council- Band E

Viewing: Strictly by appointment with Savills.





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Approximate Area 212.8 sq m / 2290 sq ft

Garage 19.5 sq m / 210 sq ft

Total 232.3 sq m / 2500 sq ft

Including Limited Use Area (10.3 sq m / 111 sq ft)



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