

## PICTURESQUE COUNTRY COTTAGE WITH ALMOST 5 ACRES

Bowling Green Cottage Peplow TF9 3JL

savills

# PICTURESQUE COUNTRY COTTAGE WITH ALMOST 5 ACRES AND OUTBUILDINGS

## BOWLING GREEN COTTAGE PEPLOW TF9 3JL Freehold

Sitting room • Dining room • Study • Kitchen • Master bedroom with walk in wardrobe • 3 further bedrooms • Family bathroom • Gardens • Outbuildings • Almost 5 acres

#### Situation

Bowling Green Cottage is situated just outside the small hamlet of Peplow approximately 13 miles north-east of Shrewsbury. There are a number of towns accessible for amenities, theatre, restaurants and recreational facilities as well as a number of good schools in both the private and public sector such as Shrewsbury School and Shrewsbury High School, Newport Grammar and High School are about 10 miles distant.

Transport links are also good with access to the M6 and M54, a high speed rail link from Stafford to London Euston (about 1hr 20mins) and a number of international airports such as Birmingham, Liverpool and Manchester.

#### Description

Originally 2 cottages converted into one Bowling Green Cottage is a charming and comfortable period home with a rural location and outlook. It has the added bonus of outbuildings and almost 5 acres of land making it suitable for equestrian use or as a small holding.

A pathway through the garden leads to the front door and into the dining room which boasts a feature fireplace. The dining room leads through into the sitting room which benefits from a log burner, exposed beams and doors to the garden. To the rear of the house is the kitchen and breakfast room with wooden units, quarry tiles and a separate utility room and beyond is a door leading out to the rear. Also to the ground floor is a further reception room, currently used as a study, a downstairs bathroom and a useful storage room.

On the first floor is a lovely light and spacious master bedroom with a walk in wardrobe, a second good sized double, 2 smaller bedrooms one of which has built in wardrobes and a family bathroom with an airing cupboard.

#### Outside

Well established gardens sit to the front and side of the house with interesting borders and mature trees and hedges which provide a good level of privacy. To the rear are two mostly flat paddocks extending to just under 5 acres in total and there are a number of traditional brick built and more modern outbuildings. In addition there is hardstanding and a gravel driveway providing ample parking for a number of vehicles.







#### Directions:

From Telford: Take the A442 heading north through Sleapford, Crudgington, Cold Hatton Heath and Peplow. Approximately 1.6 miles after Peplow turn right immediately after a small brick built house. Bowling Green Cottage will be on your left hand side after approximately 0.7 miles.

Brochure prepared: May 2019

Photos taken: May 2019

#### Tenure:

Freehold

#### Local Authority:

Shropshire County Council (Tax Band D)

#### Outgoings:

Mains electricity, private water, septic tank

#### Viewing:

Strictly by appointment with Savills



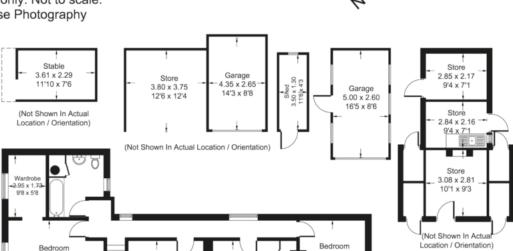






### **Bowling Green Cottage**

Gross Internal Area (approx) House = 149.9 sq m / 1613 sq ft Outbuildings = 80.3 sq m / 864 sq ft For identification only. Not to scale. Plan by Cloudbase Photography



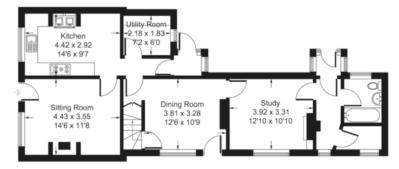
3.09 x 2.36

10'2 x 7'9

First Floor

4.43 x 3.56

14'6 x 11'8



Bedrook

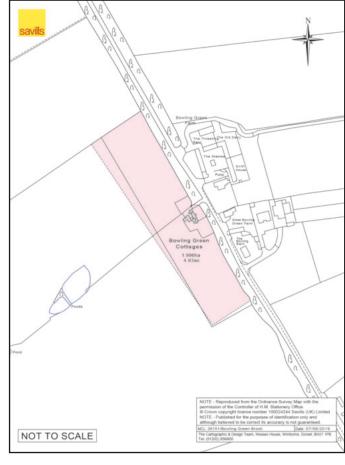
3.70 x 2.36

12'2 x 7'9

**Ground Floor** 

Savills Telford telford@savills.com 01952 239 500

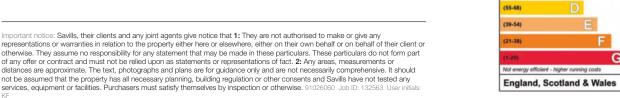




**Energy Efficiency Rating** 

94

(92-100) A



otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91026060 Job ID: 132563 User initials:

3.30 x 2.97

10'10 x 9'9