



## PICTURESQUE COUNTRY COTTAGE WITH ALMOST 5 ACRES

BOWLING GREEN COTTAGE  
PEPLOW TF9 3JL

Freehold

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 Sleaford, 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC