

Stapleton Cottage, Stapleton, Dorrington, Shrewsbury,  
Shropshire, SY5 7EQ

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £750,000**

Viewing: strictly by appointment through the agent

#### Summary

Stapleton Cottage occupies a delightful edge of hamlet setting with commanding rural views towards the Stretton Hills and surrounding local farmland. This versatile country residence has been extended and improved to create deceptively spacious and well proportioned four bedroom detached family accommodation. There are many quirky and pleasing features throughout including a spacious beamed entrance hallway/office which leads to three large reception rooms, four good sized bedrooms three of which have en-suite bathrooms, attractive well maintained grounds extending to in excess of 0.4 of an acre or thereabouts with outdoor swimming pool and large detached outbuilding/annex which was granted full planning permission in June 2014 for alterations to the existing building application number 14/02566/FUL and could provide alternative accommodation/annex or holiday investment property/ Airbnb/home office (subject to the necessary planning consents). There is an historic planning permission which has recently lapsed, this had outline planning permission for a detached dwelling - for reference the application number on Shropshire Planning Portal was 19/04907/OUT. There is no reason to suggest this could not be re submitted and granted once again by any discerning/ genuinely interested parties. However, this would be subject to you applying/making your own independent enquiries with Shropshire Planning Department The nearby village of Dorrington offers a range of local amenities and is well placed for easy access to the A5 linking up to the M54 motorway network, A49 heading towards Church Stretton or the Medieval town Centre of Shrewsbury. Early viewing is recommended by the selling agent.

#### Accommodation

Storm porch, spacious reception hallway/office, cloakroom, lounge, drawing room, dining, room, kitchen/breakfast room, laundry room, boiler room, small basement currently having two sections which could be converted into a home study etc, landing, four bedrooms two of which have en-suite bathrooms, Jack and Jill bathroom, separate shower room, front, side and rear garden, outdoor swimming pool, large detached outbuilding/pool room which could provide alternative accommodation/annexe or holiday investment property/ Airbnb/home office (subject to the necessary planning consents), generous driveway with ample turning and parking for a number of vehicles, lovely rural aspect enjoyed to three elevations, adjoining building plot to side with the benefit of outline planning permission for a detached dwelling, oil fired central heating.

Storm porch with tiled floor and feature solid oak entrance door giving access to:

#### Reception Hallway/Office

19'9" max into staircase recess x 14'0"

Having quarry tiled floor, radiator, painted beam to ceiling, glazed window with pleasing aspect to local farmland, countryside and beyond, telephone point and under stairs storage cupboard. From reception hallway access is then given to:

#### Inner Hallway

Having part quarry tiled floor, exposed beams to ceiling and wall light point. Door from inner hallway gives access to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin, upvc double glazed window and tiled floor.

Door from inner hallway gives access to:

#### Drawing Room

20'11" x 14'3"

Having attractive open fire with decorative fire surround, three upvc double glazed windows, two radiators, night storage heater and feature exposed brick wall with inset timbers.

Door from reception hallway and drawing room gives access to:

#### Lounge

21'0" x 17'10"

Having wood burning stove set to an exposed brick hearth with matching exposed brick chimney breast, upvc double glazed window, two radiators, exposed timber to ceiling and two wall light points.

Door from reception hallway gives access to:

#### Dining Room

14'5" x 10'6"

Having sealed unit double glazed door giving access to rear of property with sealed unit double glazed window to side, tiled floor, radiator, painted exposed beams to ceiling and feature exposed brick wall with inset timber. Part glazed door from dining room gives access to:

#### Kitchen/Breakfast Room

16'9" x 11'10"

The kitchen area comprises eye level and base units with built-in cupboards and drawers, fitted work tops with inset Belfast style sink with mixer tap over, integrated oven, four ring LPG gas central heating hob with sealed cooker canopy over, upvc double glazed window to side, exposed timber to ceiling, Rayburn royal set to an exposed brick chimney breast, plate rack and pantry style shelved storage cupboard. The breakfast area comprises base units with fitted worktops and inset 1½ stainless steel sink drainer unit with mixer tap over, poly carbonated roof, range of upvc double glazed windows with pleasing views towards local farmland, countryside and beyond. Upvc double glazed French doors giving access to rear gardens. Part glazed panel door from kitchen/breakfast room gives access to:

#### Laundry Room

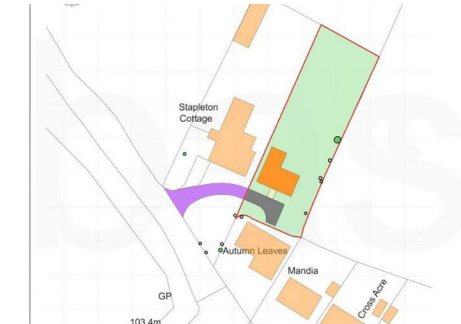
9'3" x 5'3"

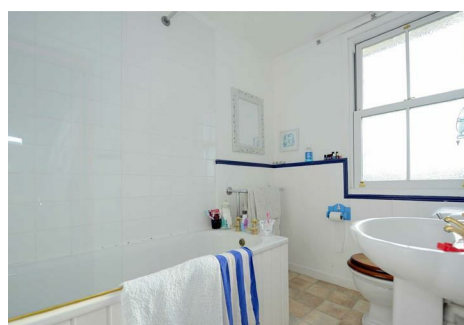
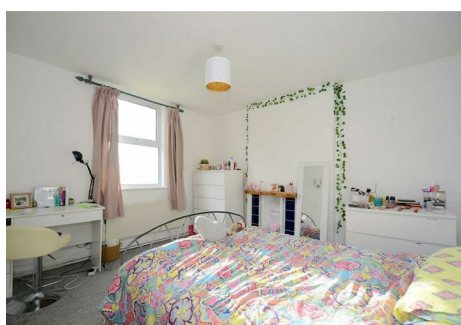
Having tiled floor, upvc double glazed windows with pleasing aspect towards local farmland, countryside and beyond, upvc double glazed door giving access to rear gardens, tiled floor, space for appliances, wooden door from laundry room gives access to:

#### Boiler Room

6'0" x 5'6"

Having floor mounted oil fired central heating boiler, glazed window, fitted shelving and quarry tiled floor,





Panel door from inner hallway gives access to:

**Basement Area**

Currently divided into two rooms with an overall measurement of 14'9 max reducing to 10'11 x 9'7. Having part quarry tiled floor, upvc double glazed window and cupboard housing electricity and gas meter.

From reception hallway stairs rise to:

**Half Landing**

Having upvc double glazed window, night storage heater, exposed beam to ceiling and feature wall with exposed timbers. From half landing stairs then rise to:

**First Floor Landing**

Having doors giving access to four bedrooms.

**Bedroom One**

13'9" x 11'10"

Having two upvc double glazed windows with views towards local farmland, countryside and the Longmynd, part mirror fronted built-in wardrobes with eye level storage above, radiator and feature wall with exposed timbers. Door from bedroom one with pine steps leading down to:

**Jack and Jill bathroom**

Having roll top panel bath with antique style mixer tap over with hand held shower attachment off, low flush wc, wash hand basin set to a tiled worktop with storage cupboard below, sealed unit double glazed window, radiator, shaver point, feature exposed brick wall with inset timber, vinyl tiled effect floor covering and interconnecting door to half landing.

**Bedroom Two**

13'7" x 10'8"

Having upvc double glazed window to side, radiator, painted exposed wooden flooring, exposed timber to ceiling and glazed roof window. Access is then given to:

**Dressing Room**

10'7" x 4'0" max

Having fitted hanging rail, exposed painted wooden flooring and glazed roof window. From dressing room access is then giving to:

**En-suite Bathroom**

Having a roll top panel bath with antique style mixer tap over, tiled shower cubicle with drench shower over, low flush wc, pedestal wash hand basin, tiled and painted exposed wooden flooring, radiator, two upvc double glazed windows one of which has a pleasing outlook towards local farmland, countryside and beyond and the other overlooking the property's rear garden, exposed timber to ceiling, two wall light points, shaver point and heated towel rail.

**Bedroom Three**

11'11" x 10'8"

Having upvc double glazed window with pleasing aspect over local farmland, countryside and the Longmynd, radiator, decorative fireplace, wall light point. Door from bedroom three gives access to:

**En-suite Bathroom.**

Having timber style panel bath with electric shower over and glazed shower screen to side, low flush wc, pedestal wash hand basin, radiator with heated towel rail, upvc double glazed sash window to front, vinyl tiled effect floor covering, part tiled to walls, strip light with built-in shaver point and loft access.

**Bedroom Four**

10'11" x 7'3"

Having upvc double glazed window and secondary double glazed window having a pleasing towards local farmland, countryside and beyond, airing cupboard with hot water tank cylinder unit, feature wall with exposed timbers, heated towel rail, secondary loft access.

From half landing door then gives access to:

**Shower Room**

Having tiled shower cubicle with wall mounted electric shower, low flush wc, wash hand basin, part tiled to walls, upvc double glazed window overlooking the property's rear gardens, radiator and store cupboard with flaccid shelving.

**Outside**

To the front of the property there is a substantial driveway providing off street parking for a number of vehicles. The front gardens are currently laid to lawn with a variety of mature shrubs, plants, bushes and trees with low rise brick walling screening the driveway. To the right hand side of the driveway there are double timber gates which then give access to the property's:

**Side/Rear Gardens**

The side garden comprises crazy paved patio area with stoned section, lawned garden with mature hedging bordering local farmland and having a stunning outlook. From the side garden access is then given to the property's rear gardens and OUTDOOR SWIMMING POOL which measures approximately 35'0 in length x 15'0 in width to the side of the pool there is a decked area, stoned sections with miniature hedging.

**Detached Outbuilding/annexe**

Section one measures 21'7" max reducing to 13'10"

Currently split into two sections.

**Section One**

Section one measures 21'7" reducing to 13'10" x 17

Section one having range of glazed windows, fitted power and light. Door the gives access to:

**Shower Room.**

Having shower area with wall mounted shower (in need of repair) pedestal wash hand basin, tiled effect vinyl flooring.

**Section Two**

Section two measures 23'10" x 16'0"

Having glazed windows and glazed roof windows.

The whole annexe area had planning permission in 2014 (Reference 14/02566/FUL) full planning permission was granted to make alterations to the existing annexe including alterations to the roof line. This annexe provides excellent scope for independent living for family members/relatives or alternatively accommodation such as holiday investment property/ Airbnb/home office, subject to the necessary permissions. To the side of this outbuilding/annexe there is a large raised decked area and timber garden store, paved patio area and mature shrubs.

To the side of the pool there is a brick built store with housing the controls for the swimming pool and adjoining this there is a brick built log store. Access is then given to a further paved pathway which gives access to a paved sun terrace with mature shrubs, plants, bushes and outside lighting point. To the side of this there is a large further lawned garden with a variety of mature trees that had the benefit of an historic planning permission which has recently lapsed, this had outline planning permission for a detached dwelling - for reference the application number on Shropshire Planning Portal was 19/04907/OUT. There is no reason to suggest this could not be re submitted and granted once again by any discerning/ genuinely interested parties. However, this would be subject to you applying/making your own independent enquiries with Shropshire Planning Department. The plot did extend to approximately 0.25 acre with a width of circa 17.5 metres and a depth of circa 57 metres or thereabouts and has open fields to the rear NB a magnificent Wellingtonian tree is on the boundary of the site is subject to a tree preservation order. This will potentially restrict both the size and the position of the resulting property. The grounds to Stapleton Cottage extend in total to in excess of 0.4 of an acre or thereabouts.

**Directions**

From Shrewsbury take the A49 south travel through the village of Bayston Hill. Continue on until you come to a former garage on your left carry on over the brow of the hill and then turn right (before you reach the village of Dorrington) signed posted Stapleton carry on into and through the village and Stapleton Cottage is the last property on the right Viewing is strictly by appointment as you will presently need to access the vendors garden to view the plot.

**Services**

Mains water, electricity and septic tank drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Council Tax Band G

**Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

