



April Cottage
Cound | Shropshire



April Cottage

7 Evenwood, Cound
Shropshire, SY5 6BE

A delightful 3-bedroom country cottage, set in a beautiful sought-after area of Cound, Shropshire.

- 3 double bedrooms and 2 bath/shower rooms
- Kitchen, dining room and living room
- Bedrooms with built-in wardrobes
- Well-established, mature gardens
- Raised vegetable beds and a greenhouse
- Ample car parking
- Small secure compound area
- 2 kennels, log store and brick outbuildings for storage
- Pets considered

Distances in approx. miles

Cound 2.5m | Cross Houses 4m

Much Wenlock 6m | Shrewsbury 9.5m

Church Stretton 10m | Telford 12m

Birmingham 45m

Situation

The property is set within the stunning Shropshire countryside, between Shrewsbury and Much Wenlock, offering an ideal, rural position for commuting to either town with easy access beyond. The local village of Cross Houses is 4 miles away and benefits from a local shop with a Post Office and village pub.



There are a variety of local primary and secondary schools within the area, both private and state, including Concord College, Bedstone College, William Brookes, Prestfelde Preparatory School and Shrewsbury School to name just a few.

There is fantastic walking from the property itself around the surrounding Shropshire countryside.

Description

April Cottage is a beautiful, stone-built semi-detached cottage, under a clay tiled roof. The property is full of character, having original deep stone walls and exposed timber beams throughout.

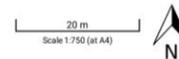
The front door off the garden and entrance drive enters into the spacious, carpeted living room with feature log burning stove. Here there are dual aspect windows to the front and rear gardens. Off the living room are stairs to first floor level and a door through to the dining room, which benefits from under floor heating. Porcelain tiled flooring is laid in the dining room with a further log burning stove within a stone surround and oak mantel. Here there are built-in storage cupboards and the room also benefits from dual aspect windows, allowing in ample light. From here, a door continues into the kitchen which has quarry tiled flooring and a range of base mounted units with an inset electric range cooker and extractor above. A window over the sink overlooks the side garden and parking area beyond. There is also a useful downstairs shower room off the kitchen.

At first floor level there are three double bedrooms all with fitted wardrobes and exposed timbers throughout. The master bedroom has an en-suite bathroom with shower over the bath.





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Externally

There are mature gardens to the front and side, mainly laid to lawn with a variety of flower beds, and mature hedges that surround the perimeter, along with a picket fence which is secure for dogs. There are also some raised beds for vegetable growing and a glass greenhouse which is neatly tucked away off the parking area. A lavender lined, large block paved path leads from the parking to the patio area and rear entrance. Often used as the main day to day access, the rear entrance has a stable door and an oak framed open porch. The large patio area is a great sheltered space for a table and chairs for alfresco entertaining off the kitchen. Off the rear patio area there are two timber kennels with runs and further brick storage buildings creating a courtyard with a large lean to log store.

Across the access drive, there is further parking for two vehicles along with a secure compound area on a concrete pad having large swing gates.

Local Authority

Shropshire Council – www.shropshire.gov.uk
0345 678 9000
Council Tax Band D

Services

Mains water, electricity and drainage
Double glazed windows
Oil fired central heating & hot water
EPC rating 54 | E

Viewing

Strictly by prior appointment with the agents Jackson Property on 01743 709 249 or info@jackson-property.co.uk



Directions

From Cross Houses following the A458 towards Cressage and after approx. 1.5miles, turn right towards Cound, following this road and bearing right at the first junction and past the Cound & District Tennis Club (on the right). At the T-junction, turn left, follow this road for about 2miles and the property will be found on the right via a sharp right turn back on yourself and to the front of the two cottages.

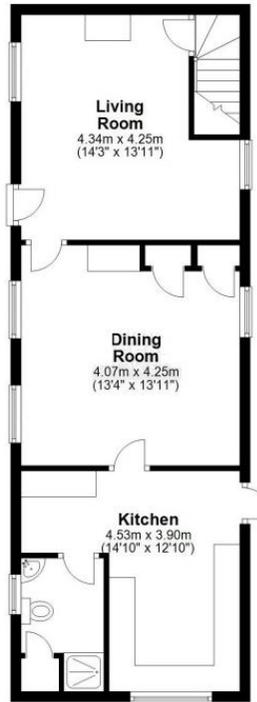
Terms and Conditions

Term duration is flexible and to be agreed between parties, minimum Term of six months.

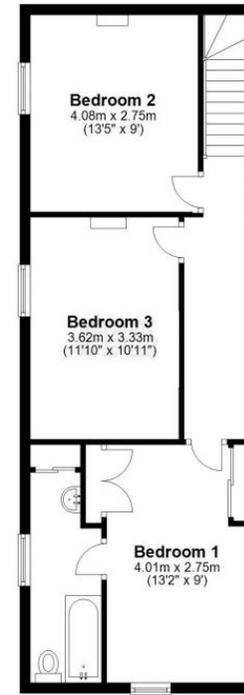
A deposit equal to five weeks rent will be payable on signing the agreement and will be held by the Agent under the security provisions of the Tenancy Deposit Scheme (TDS).

A holding deposit equal to one weeks' rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant subject to successful referencing. This holding deposit will act towards the first months' rent.

Ground Floor
Approx. 56.0 sq. metres (603.1 sq. feet)



First Floor
Approx. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.





Shropshire (Head Office)

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