



**MONKS**

**Sherwood Cottage**  
**Clive Shrewsbury**  
**SY4 5PX**

**3 bedroom House - Detached property**  
**Offers in the region of £500,000**











\*\*\* CHARMING STONE COTTAGE WITH BREATH-TAKING VIEWS \*\*\*

A unique opportunity to purchase this characterful detached cottage which is being offered to the market for the first time in 40 years. Immaculately presented and improved whilst retaining many of its original period features and set in gardens of over 1/2 acre.

Enjoying the most wonderful, uninterrupted views over open countryside and across the Shropshire Hills and as far across as Cannock Chase. Located on the edge of this much sought after North Shropshire village of Clive which boasts a primary school, active village hall, social hub, doctors and church along with a regular bus service to the nearby market Town of Wem and County Town of Shrewsbury. The railway station at Yorton is a short drive away with links to Crewe and London.

The accommodation briefly comprises Entrance Porch and Hall, good sized Lounge, Dining/Family Room, large Garden Room, Breakfast Kitchen, Utility/Cloakroom, Principal Bedroom with en suite, 2 further double Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking for numerous vehicles, double garage and delightful well stocked gardens which capture all round views.

Internal inspection essential.

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#### LOCATION

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#### ENTRANCE PORCH

Stone entrance porch with glazed roof and tiled floor and door opening to

#### RECEPTION HALL

with exposed ceiling timbers, radiator.

#### CLOAKS/UTILITY ROOM

with wash hand basin set into vanity with storage, WC, space for washing machine and oil central heating boiler. Window to the side.

#### LOUNGE

A generous well proportioned room naturally lit with windows to the front and sides with lovely aspect over the gardens. Brick fire surround housing multi fuel burner set onto hearth, media point, radiators and exposed ceiling timbers. Double opening doors to

#### GARDEN ROOM

A fabulous room being of Grinshill stone base with double glazed windows providing a wonderful outlook over the gardens and open countryside beyond. Feature exposed stone wall, tiled floor, wall mounted heater and French doors leading onto the garden.

#### DINING/FAMILY ROOM

A characterful room with original exposed ceiling beams, range of fitted shelving, radiator. Bow window overlooking the front with lovely open aspect and further window to the side.

#### KITCHEN/BREAKFAST ROOM

The perfect hub of the home having window with deep sill overlooking the front with beautiful open views and further window to the side. Attractively fitted with range of cream fronted units incorporating dual bowl, deep enamel Belfast style sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with granite work surfaces over and having integrated dishwasher with fascia panel. Recess for Range style cooker with extractor hood over and deep pan and cutlery drawers. Comprehensive range of matching eye level wall units and recess for American style fridge/freezer. Exposed ceiling timbers, tiled floor with underfloor heating, radiator and door to

#### REAR ENTRANCE/BOOT AREA

with door leading to the garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor galleried style Landing with window to the side, radiator. Airing Cupboard.

#### PRINCIPAL BEDROOM

A lovely and light large room with windows to the front and side with views over the garden and open countryside beyond. Excellent range of fitted wardrobes with mirror fronted sliding doors and under eaves storage cupboards. Radiator. Dressing Area with additional storage and window to the side.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the side with lovely open aspect.

#### BEDROOM 2

a generous double room with window to the front with the most breath-taking views, excellent range of fitted wardrobes with central dressing area, radiator.

#### BEDROOM 3

with window to the front again enjoying the most breath-taking views, radiator.

#### BATHROOM

A well appointed room with suite comprising shaped panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

#### OUTSIDE

The property occupies an enviable position on the edge of this much sought after North Shropshire village, approached over driveway with ample parking and hard standing for numerous vehicles and leading to the DETACHED DOUBLE GARAGE with power and lighting.

The Gardens are a true feature of the property and which wrap themselves around Sherwood Cottage being laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. Orchard/Vegetable area with Summer House, Garden Storage and Potting Shed with power and lighting.

Around the property are several seating and dining areas which take advantage of the most breath-taking and un-interrupted views.

#### SERVICES

Mains electricity and water and oil fired central heating. Solar panels with feed in tariff of 74.37p/KW (remaining with the property until 2036).

#### GENERAL INFORMATION





#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator.  
<https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and

competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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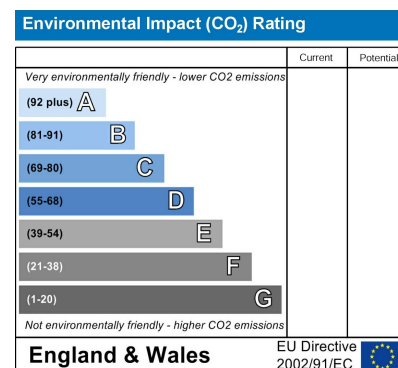
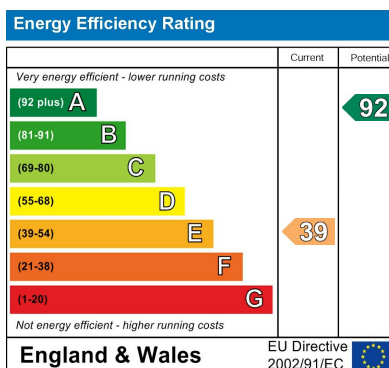
**Wem office**

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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