



# MONKS

## 2 Northwood Cottage Northwood Shrewsbury SY4 5NN

4 bedroom House property  
Offers in the region of £450,000











**\*\* DECEPTIVELY LARGE COTTAGE SET IN 0.46 ACRE OF GARDENS AND GROUNDS \*\***

Originally the Turnpike Toll House, dating back to 1841 which has evolved over the years to become 2 Northwood Cottage. Offering characterful accommodation which has been much improved and cared for under the current ownership, providing an excellent flow of rooms orientated over the stunning gardens and far-reaching rural views. With pitch pine hung doors, exposed beams and a blend of smaller, cosier rooms and larger reception spaces which are ideal for both comfortable everyday living and entertaining.

This delightful cottage is well suited to those downsizing yet seeking more outside space or for a growing family, being situated within a semi-rural village nearby to the amenities of both Wem and Ellesmere. There is excellent schooling within both the state and private sector in the county, with a desirable CoE primary school in nearby Newtown. Northwood itself enjoys the delights of its thriving community run Public House 'The Horse and Jockey'.

The accommodation in brief comprises: Dining Hall, Kitchen with Utility, Living Room, Conservatory, Downstairs Shower Room, Four/Five Bedrooms and Two Bathrooms.

The property benefits from ample driveway parking and set within 0.46 acre of beautiful cottage style gardens offering variety and interest.

Must be viewed to be fully appreciated.

**2 Northwood Cottage**  
**Northwood Shrewsbury**  
**SY4 5NN**





#### LOCATION

Situated within a semi-rural village nearby to the amenities of both Wem and Ellesmere. There is excellent schooling within both the state and private sector in the county, with a desirable CoE primary school in nearby Newtown. Northwood itself enjoys the delights of its thriving community run Public House The Horse and Jockey.

Approached under a striking bespoke oak storm porch, a part glazed UPVC front door opens into the characterful

#### DINING HALL

Laid to hardwood flooring and featuring a large log burner set into brick surround.

#### LIVING ROOM

A spacious and well proportioned reception room with log burning stove setting to bricks around and doors into the

#### CONSERVATORY

Overlooking the garden with access via double doors.

#### KITCHEN/BREAKFAST ROOM

Fitted with a range of traditional country style pine cabinetry under work surfaces incorporating 1.5 stainless steel drainer sink and four ring electric hob with double oven under. Further range of matching eyelevel cabinetry along with freestanding American style fridge freezer (included) and a breakfast table. Opening into the.

#### UTILITY ROOM

Space for washing machine and housing the oil fired boiler.

#### GROUND FLOOR SHOWER ROOM

Fully tiled and fitted with suite comprising corner shower with shower head over, low-level flush WC, hand wash basin set into vanity unit and heated towel rail.

#### BOOT ROOM

With storage space and door out to a side terrace from where to enjoy the morning sun.

From the dining hall a wooden staircase rises to the first floor landing off, which radiate the bedrooms. Eaves storage and step up to the

#### PRINCIPAL BEDROOM

A charming dual aspect double bedroom with beautiful rural views to the front and rear. Door into the

#### EN-SUITE BATHROOM

Fitted with traditional white suite comprising panel bath, low-level flush WC and wall mounted hand wash basin. Radiator, window to side and linen cupboards.

#### BEDROOM TWO

A generously proportioned double bedroom enjoying staggering far reaching rural views beyond the garden.

#### BEDROOM THREE

A further spacious double bedroom with room for freestanding furniture and views to the front of the property.

#### BEDROOM FOUR

A small double bedroom with window to side.

#### BATHROOM

Fitted with suite comprising paneled bath with shower head, low-level flush WC and wall mounted hand wash basin. Window overlooking the garden.

#### STUDY/OPTIONAL BEDROOM FIVE

Currently serving as a home office, could offer a cot room/children's bedroom.

#### OUTSIDE

The property is approached via a five bar gate and over extensive gravel hardcore providing parking for several vehicles.

Delightful country cottage style rear garden is a marvellous blend of expanse of lawn, borders well stocked with flowing seasonal perennials and wildflowers, vegetable patch, mature specimen fruit trees and a central terrace area ideal for alfresco dining and entertaining.

Within the garden are a number of structures, including a versatile timber shed with power points and water supply, potting area/log store, two further sheds and a greenhouse.

#### SERVICES

Mains electricity and water, oil fired central heating and drainage to private septic tank and soak away.





#### 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 E - 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/buy/mortgage-calculator/) 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



**Judy Bourne**

**Director at Monks**

Judy@monks.co.uk

**Get in touch**

**Call.** 01939 234368

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

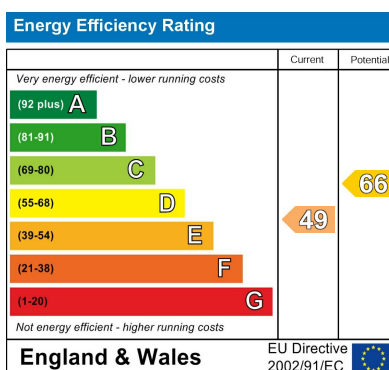
**Wem office**

13A High Street, Wem,  
Shropshire, SY4 5AA

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

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

**Honest, Original, Motivated, Empathetic**



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