



2 MODEL COTTAGES

ASTLEY | SHREWSBURY | SY4 4BW





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Shrewsbury 8 miles | Oswestry 10 miles | Wrexham 21 miles | Chester 31 miles | Telford 21 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS MATURE COTTAGE WITH CHARM AND CHARACTER, SET WITH WONDERFUL LARGE GARDENS IN THIS CONVENIENT RURAL LOCALITY.

Sought after rural location
Beautifully presented and sympathetically appointed
Character features throughout
Rooms of excellent proportion
Fantastic large gardens



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury on the northern outskirts at the Battlefield roundabout, take the A53 towards Shawbury. Proceed about 1.3 miles and then turn left signed Astley. Continue along this lane to Astley and around an "S" bend and the property will be identified on the left hand side.

SITUATION

The property is situated in an active village, with a pretty church and village hall: local amenities can be found in the neighbouring village of Hadnall which includes a shop/post office, primary school and pub. The local area also provides some lovely walks, with Clive and Grinshill of a particular interest. Shrewsbury is quickly accessible, the property being well placed for a number of supermarkets and retail parks on the fringe, whilst the town centre affords an excellent range of amenities. Commuters will find that ready access to the A49, which links to the A5 and M54 motorway.

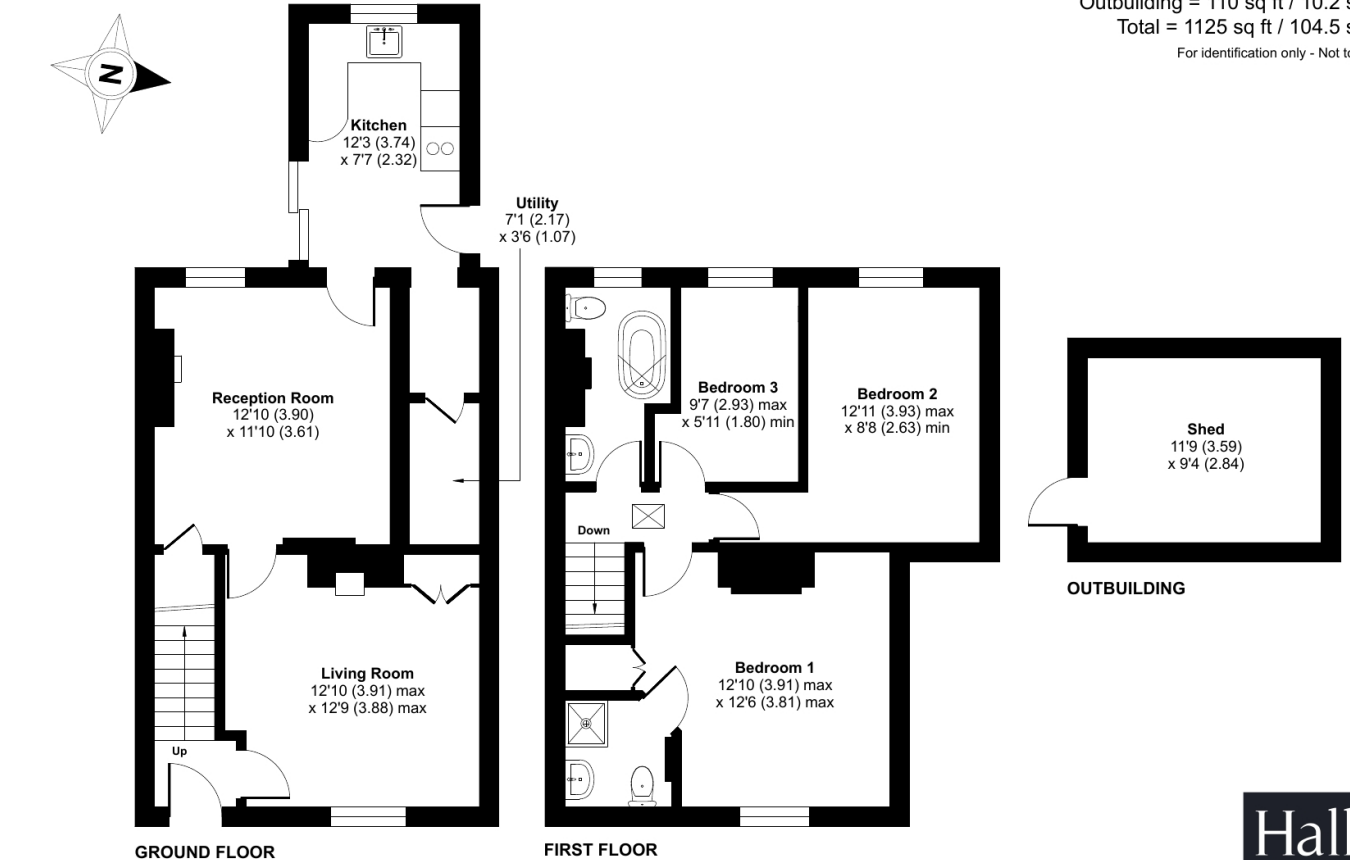
PROPERTY

A Charming and Beautifully Improved Cottage with exceptional large gardens.

Occupying an enviable position within the highly sought-after rural village of Astley, this delightful, mature cottage combines period charm with thoughtfully enhanced accommodation, offering deceptively spacious living space and outstanding gardens.

Having been much improved by the current owners, the property presents a wonderful opportunity to acquire a character home in a convenient countryside setting, whilst remaining within easy reach of nearby amenities and transport links.

The ground floor offers a welcoming and versatile layout, featuring two generous reception rooms. The attractive Dining room enjoys a wealth of character, centred around a charming period fireplace with that creates a warm and inviting focal point. A separate



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1472287



sitting room with log burner provides an excellent space for family gatherings and entertaining, flowing seamlessly through to the kitchen. The kitchen is fitted with a range of units, providing ample storage and workspace and a twin oven aga, whilst enjoying delightful views over the extensive rear gardens. Completing the ground floor accommodation is a practical utility room, offering additional storage and laundry facilities. To the first floor, there are three well-proportioned

bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, whilst the remaining two bedrooms are served by a well-appointed family bathroom with feature roll top bath.



GARDENS

Externally, one of the property's most notable features is its fantastic large gardens, being extensively laid to flowing lawns these provide an excellent space for outdoor entertaining, gardening enthusiasts, family fun, or simply enjoying the peaceful surroundings. In addition, there is a useful brick and tile garden store. The generous plot enhances the property's appeal and offers a wonderful sense of privacy and space.

GENERAL REMARKS

AGENTS NOTE

We understand that the property benefits from a flying freehold over an alleyway.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



