

Town & Country

Estate & Letting Agents



Perry Cottage , Whittington, SY11 4PF

£625,000

On the outskirts of Whittington this exquisite detached home, built in 1893, offers a unique blend of period features and modern living. With four spacious bedrooms, this property is perfect for families seeking a tranquil retreat in a secluded rural location. As you enter the home, you will be greeted by an inviting atmosphere that showcases the character and charm of its era. The large orangery is a standout feature, providing a bright and airy space that is ideal for relaxation or entertaining guests. This delightful room seamlessly connects the indoors with the picturesque surroundings, allowing you to enjoy the beauty of nature from the comfort of your home. Set in a serene location, this home provides a wonderful opportunity to escape the hustle and bustle of city life, while still being within easy reach of local amenities. Whittington is known for its friendly community and beautiful countryside, making it an ideal place to call home. In summary, this detached home near Whittington is a rare find, combining period charm with modern comforts. Perry Cottage presents an exceptional opportunity for those looking to embrace a peaceful rural lifestyle.

Directions

From our Oswestry office proceed out of the town onto the Whittington Road. At the roundabout proceed straight over heading towards Whittington. On entering the village proceed along until reaching the T junction. Turn right and head towards Babbinswood. On entering the village take the second turning onto Berghill Lane. Continue for approx. 1 mile where the property will be found on the right hand side.

Accommodation Comprises:

Attention to Detail

The current owners have done everything with so much attention to detail. Bringing the property back to its glory with an eye for period features, decor and furnishings, they have created a wonderful home with many spaces to relax and unwind.

Boot Room 10'10" x 6'10" (3.31 x 2.10m)

As you walk through the door of Perry Cottage the charm of this property is immediately apparent. With a useful boot room, perfect for coming in off the garden with muddy shoes it has a quarry tiled floor, a window to the front and to the side, a radiator and spot lighting. A door leads to the utility/cloakroom and a further door leads into the kitchen.

Utility & Cloakroom 6'3" x 8'0" (1.91 x 2.46m)

A useful room, with a window to the rear, W/C, wash hand basin, spot lighting, a tiled floor, radiator, access to a roof space via a loft hatch, plumbing for a washing machine and the oil fired central heating boiler is housed here.

Kitchen 12'1" x 7'0" (3.70 x 2.15m)



The kitchen and dining room truly feel like the heart of this home, with exposed beams, a window to the front, and fitted with a range of base and wall units with contrasting worktops over, the tiled floor continues from the boot room, there is provision for a dishwasher, space for an electric cooker, extractor fan and this room leads to the spacious dining room.

Dining Room 12'2" x 12'7" (3.72 x 3.86m)

The spacious dining room has plenty of space for a large dining table and chairs, an inglenook fireplace adds character along with more exposed beams and tiled floor. The dining room leads through to the orangery which floods further light into this space.

Orangery 11'11" x 23'11" (3.65 x 7.30m)



The large orangery is a great addition to this property, adding a large reception room useable all year round, it has windows looking out over the rear garden and a vaulted glazed ceiling adding to the traditional character. It has spotlights, electric under floor heating and the tiled floor continues into here linking this room seamlessly with the rest of the house, and double doors lead out into the garden.

Orangery Additional Photograph



Lounge 19'5" (max) x 12'8" (5.93 (max) x 3.87m)



A wonderful room in which to relax, the lounge has a beautiful exposed brick fireplace housing a large Hunter log burning stove with oak beam over and quarry tiled hearth, a window into the orangery, two radiators, solid oak floor and exposed beams, the lounge leads to the snug.

Snug 8'11" x 7'1" (2.72 x 2.16m)



Sitting just off the lounge, this space offers many possibilities - a reading room, a bar or a study, its a lovely place to sit with a window looking over the front garden. Exposed beams continue through with a solid oak floor and a door leading to an understairs storage cupboard.

Main Hall

The hallway leads off from the lounge to the staircase. It has a door to the side, and a window to the front, spot lighting and a solid oak floor. Currently used as an office space this area is quite versatile.

Landing

There is a window on the stairs, doors lead to the bedrooms and bathroom. There is a pull down loft hatch with ladder leading to the roof space providing storage.

Bathroom 10'10" x 7'0" (3.31 x 2.14m)



The well appointed bathroom has a window to the rear, in keeping with the character of the property there is a claw foot bath with mixer tap and shower attachment and a traditional cistern W/C and wash hand basin. It benefits from a heated towel radiator, wooden flooring, part tiled walls, extractor fan and spotlighting. There is a door to an airing cupboard providing storage, exposed beams and a loft hatch to access the roof space.

Bathroom Additional Photograph



View from the Bathroom Window



Bedroom Two 12'1" x 9'3" (3.70 x 2.83m)



A double room with a window to the rear overlooking the garden, wooden floor, a decorative cast iron fireplace, a radiator, wooden dado rail and built in shelving.

Bedroom Three 11'2" x 9'3" (3.41 x 2.84m)



With a window to the rear overlooking the rear garden, door to a storage cupboard with shelving and hanging rail, decorative cast iron fireplace with hearth and a radiator.

Bedroom Four 8'11" x 7'8" (2.72m x 2.34m)

A smaller single room with a window to the front, wooden floor and a radiator.

Principal Bedroom 19'5" x 10'7" (5.94 x 3.24m)

A well proportioned double room with dual aspect windows to the front and side letting in plenty of light. The views from this room are beautiful looking out over the surrounding farmland. This room has a radiator and generous enough proportions that part of the room could be converted to provide an ensuite shower room.

The Gardens

The well established mature gardens surround this property. Fully enclosed with either hedging or fencing there are many wonderful spots to sit out and enjoy the rural setting.

Driveway



Approached from the lane, the driveway is entered via the private gateway onto a large gravelled parking area providing parking and turning space for several vehicles.

The Front Garden



The mature front gardens are mainly laid to lawn with several borders planted with shrubs. There are specimen and fruit trees and mature hedging

making the garden very private. There is an ornamental pond and a gravelled pathway leading to the property entrance under a pergola with honeysuckle and clematis. There are two large sheds and a smaller shed behind which will remain at the property providing plenty of storage for garden tools and furniture.

A Lovely Place to Sit



The Hidden Garden



To the side of the property is a beautiful hidden garden, accessed through the mature hedging what then opens up is a totally private space overlooking the fields, an unspoilt view. There is a paved patio and a second seating area along with a further lawned area.

Beautiful Roses in the Hidden garden



The Rear Garden



The rear garden is enclosed with hedging and fencing. There are a number of mature trees and several fruit trees, the lawn continues and runs around to the side of the property.

An Aerial Photograph



Services to the Property

The current owners have informed us that the following services apply;

- Water - mains
- Electricity - mains

Sewage - Septic tank (recently emptied)
Heating/Hot Water - Oil

Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Town and Country Services

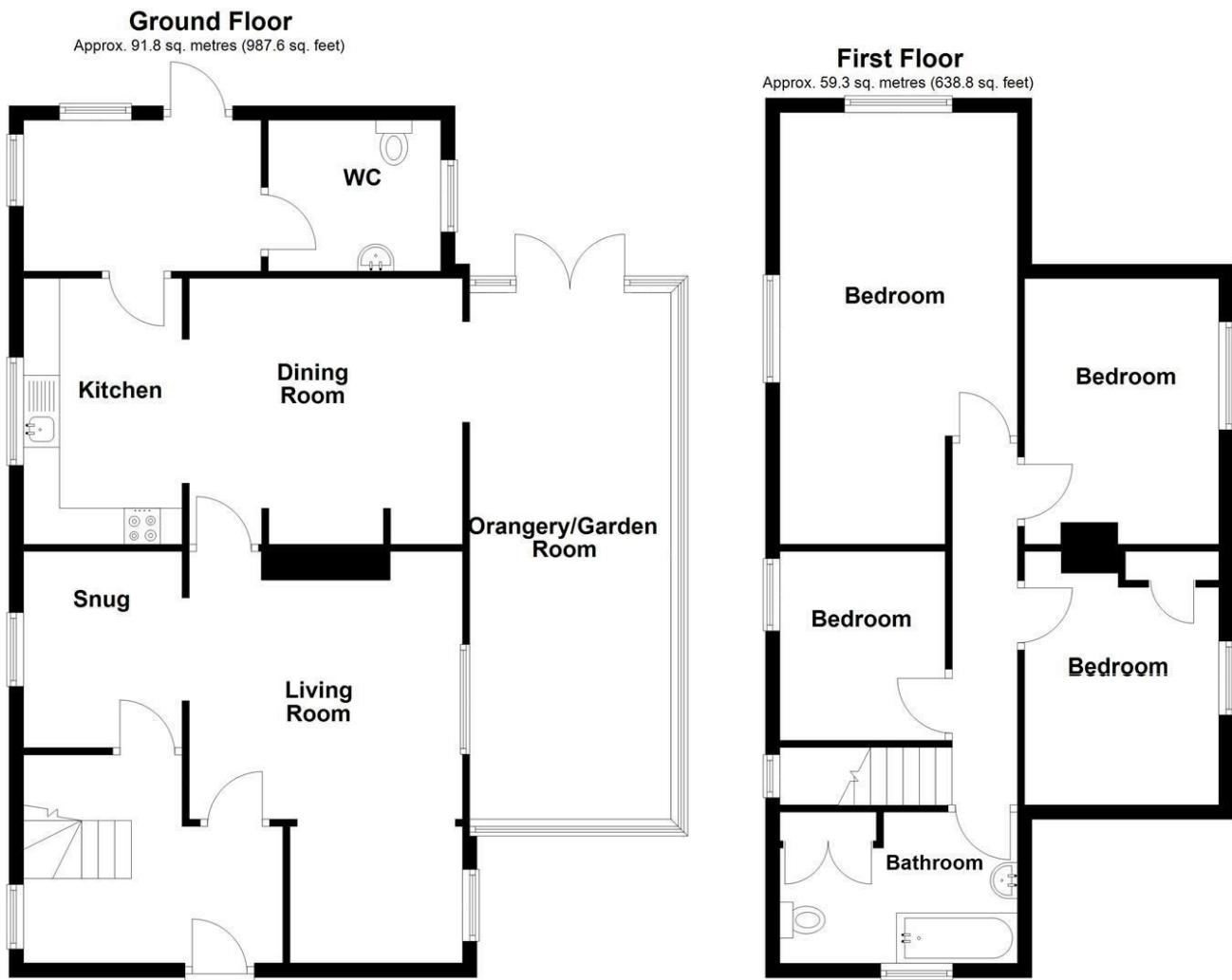
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Additional Information

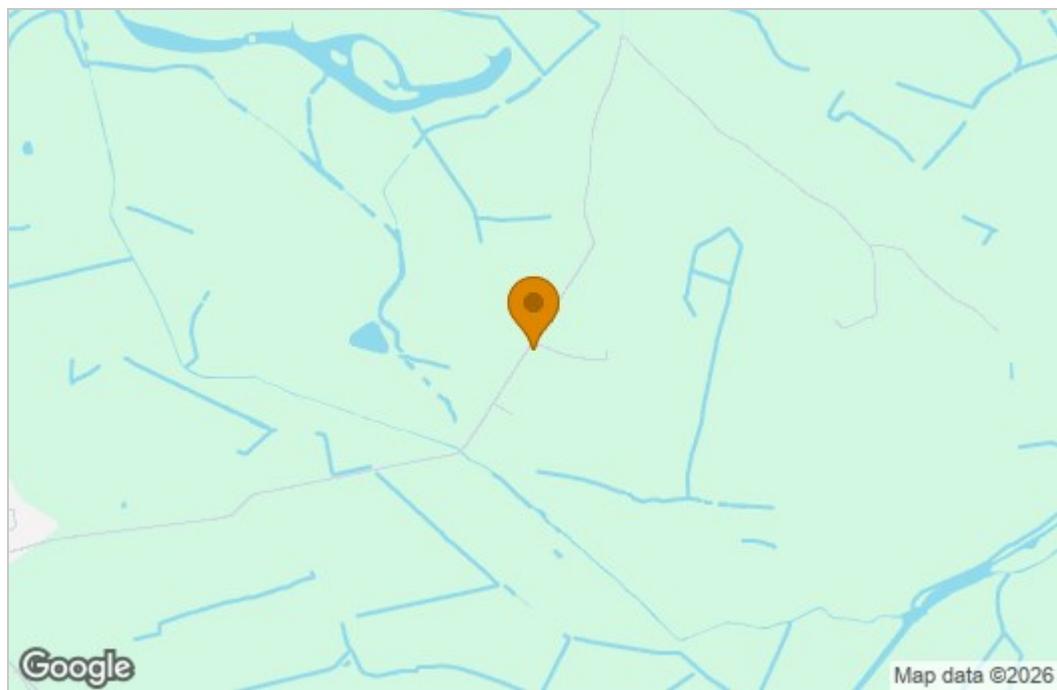
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

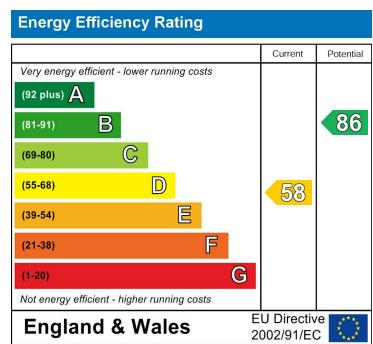
Floor Plan



Area Map



Energy Efficiency Graph



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