



Roger
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Gardeners Cottage Mytton, Montford Bridge,
Shrewsbury, SY4 1EU



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Offers In The Region Of £1,200,000

A stunning and beautifully extended detached house offering a spacious and versatile living environment, set in attractive landscaped gardens giving fantastic views of The Wrekin and Shropshire Hills in this idyllic rural locality. It is walking distance from the River Severn offering walking, fishing and boating outdoor pursuits.

The accommodation briefly comprises of Reception Hall with Snug and Modern fitted Shower Room off, Beautiful open plan Living Room with wood burner, Stunning open-plan kitchen diner with a seamless indoor-outdoor flow - perfect for modern family life and entertaining, Family Room with built in storage, Laundry Room and Separate Utility. The First Floor accommodation comprises of Principal Bedroom Suite & Guest Bedroom both with En Suite Shower Rooms, Three Further Bedrooms and Family Bathroom. The property benefits from an exceptional specification throughout and includes zoned heating controls, under floor heating to bathrooms and downstairs living areas and double glazing.

Set in approximately 0.27 of an acre or thereabouts and situated in the small rural hamlet of Mytton, surrounded by rolling countryside and picturesque scenery. Day-to-day amenities can be found in the nearby villages of Baschurch and Bomere Heath, and county town of Shrewsbury, both offering a wide range of shops, services and leisure facilities. Including only being 6 miles away from Shrewsbury train station offering fast rail links to Cardiff, Birmingham, Crewe, Manchester and London.







Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2

Floor 1 Building 1



Approximate total area⁽¹⁾

315.2 m²

3394 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The vibrant county town of Shrewsbury lies on the banks of the River Severn and is renowned for its beautifully preserved Tudor centre, with winding streets lined by charming half-timbered buildings. The town offers an abundance of cultural and leisure attractions including Hencote, an award-winning English vineyard and restaurant; Theatre Severn, a modern performing arts venue; Shrewsbury Cathedral; and The Quarry, a stunning 29-acre park providing riverside walks, seasonal floral displays in The Dingle, and a traditional bandstand.

Shrewsbury offers dining options for every occasion, from independent coffee shops and cosy country pubs to contemporary wine bars and fine dining restaurants. The town also provides excellent shopping opportunities, with two shopping centres, a selection of high street names and independent boutiques, as well as several major supermarkets for convenience. The surrounding countryside offers countless opportunities for outdoor pursuits. The Shropshire Hills Area of Outstanding Natural Beauty lies within easy reach, providing an extensive network of walking, cycling and riding routes. For sporting enthusiasts, Hawkstone Park and Shrewsbury Golf Club are both close by, while racecourses at Ludlow and Chester offer exciting days out. The Moor Farm Polo Club, just five miles away, hosts a range of events and matches throughout the year and provides lessons for all levels of player. The area is particularly well regarded for its excellent schooling, both in the state and independent sectors. Notable establishments include Prestfelde, Packwood Haugh (linked to Shrewsbury School), and Shrewsbury High School (GDST). The Corbet School in Baschurch, Adcote School for Girls, and Moreton Hall School are also nearby and highly respected.

Reception Hall

Wooden entrance door leads into an inviting Reception Hall with wooden flooring, radiator, wooden framed double glazed window to front and open access into the Snug.

Snug

A pleasant space to enjoy a spot of reading and perfect for those cooler evenings with log burner set into a brick surround and hearth. Continuation of wooden flooring, radiator and wooden framed double glazed walk in bay window to front providing ample natural light. Door into Shower Room.

Shower Room

Attractively fitted with a modern white suite comprising of wash hand basin and low flush Wc set into vanity unit with ample storage, corner shower unit with folding glass doors and tiled surround with electric shower. Heated towel rail with electric element and tiled flooring.

Living Room

Spacious living accommodation perfect for modern family life and entertaining with two wooden framed double glazed windows to front and two full length Upvc double glazed windows to side, attractive stone fire surround with a slate tiled hearth housing log burner, inset ceiling lights two radiators. Open access into further entertaining area, with woodgrain textured porcelain tiled flooring, double doors to Dining Room and separate double doors to Family Room, beautifully fitted with a modern range of base units with circular sink and mixer tap with worksurface, space for fridge freezer and matching range of eye level units with glass cabinet display units. Inset ceiling lights.

Family Room

With Upvc double glazed window to side, radiator and full length fitted storage cupboard with sliding doors.

Open Plan Kitchen Diner

Kitchen

Fitted with a stunning Ash painted kitchen, giving an excellent range of store cupboards and heavy duty pan drawers, large Island with breakfast bar seating space, integrated dishwasher, inset stainless steel sink unit with mixer taps set into high quality quartz worktops and matching upstands. Twin Bosch cookers with electric hob and extractor hood over. Large space for American style fridge freezer and door leading to walk-in Pantry. Electric heated towel rail and tiled flooring, inset ceiling lights. Open access into the dining room and beautiful views to the garden.

Dining Room

With feature lantern roof light, ornate cornice and architrave detailing, the room has two sets of doors (sliding and French doors) with side panels leading to the rear garden and providing ample natural light. Inset ceiling lights, woodgrain textured porcelain tiled flooring with under floor heating. Door into utility and laundry room.

Utility

Attractively fitted with modern base units with worksurfaces over and single drainer sink unit with mixer taps, matching range of eye level units. Space for chest freezer, space and plumbing for dishwasher, space for fridge freezer. Window to side, tiled flooring with under floor heating. Door leading to rear garden. The utility room provides a fabulous space for those who love to entertain and can provide an extended kitchen area.

Laundry Room

Fitted with modern base units with single drainer sink unit with mixer tap and worksurfaces over, space and plumbing for washing machine and space and outlet for tumble dryer. Upvc double glazed window to rear, wooden door to side, radiator and tiled flooring with under floor heating (via a separate zone).

Stairs rise from the Reception Hall to First Floor spacious landing with access to all bedrooms and the family bathroom. Wooden framed double glazed windows to the front, radiator, deep airing cupboard with 350L Mixergy smart hot water cylinder and access to loft spaces.

Principal Bedroom

A beautiful room with specular views over the open countryside, which can be seen through the French doors and Juliette balcony. The principal bedroom also benefits a dressing area with built in wardrobes with sliding doors, radiator, window to rear and door to en suite shower room

En Suite Shower Room

Attractively fitted with a large walk in shower unit with glass side screen and twin head direct shower, low flush Wc and wash hand basin set into vanity unit with mixer tap, wall mounted mirror with lights. Extractor fan, fully tiled walls with heated towel rail with electric element and tiled flooring with under floor heating. Upvc double glazed window to side.

Guest Bedroom

Another beautiful room with specular views over the open countryside from the Upvc double glazed window, built in wardrobes, radiator and door to en suite.

En Suite Shower Room

Attractively fitted with a corner shower unit with glass doors and direct mixer shower, low flush Wc and wall hung wash hand basin. Extractor fan, fully tiled walls with heated towel rail with electric element and tiled flooring.

Bedroom

Specular views over the open countryside from the Upvc double glazed window to rear, radiator, built in wardrobe and storage cupboard housing Worcester gas central heating boiler (installed during 2024).

Bedroom

With wooden framed double glazed window to front, radiator and built in storage cupboard.

Bedroom

With wooden framed double glazed window to front and further Upvc double glazed window to side, radiator.

Home Office

With Upvc double glazed window to side, radiator and built in cupboard and desk.

Family Bathroom

Attractively fitted with a modern white suite comprising of paneled spa bath with shower unit over and glass side screen, wash hand basin set unit vanity unit with storage and wall hung mirror above with lighting, low flush Wc. Upvc double glazed window to rear, heated towel rail with electric element, tiled flooring with under floor heating, inset ceiling lights and extractor fan.

Outside

Set in approximately 0.27 of an acre or thereabouts and situated in the small rural hamlet of Mytton, surrounded by rolling countryside and picturesque scenery to the rear. The property is accessed from the roadside via a large private driveway providing ample parking and leading to the DETACHED DOUBLE GARAGE with up and over doors, electric and lighting and side service door. The garage benefits from an area sectioned off to provide a store. The front stone paved drive has wheelchair accessible front door and provides parking for two cars with access to a 7.5kw home EV car charger and a 3.5kw external socket for EV/PHEV car charger. The side tarmac driveway provides parking for up to a further 8 more cars providing plenty of space for caravans, motorhomes and horse or boat trailers etc. A large enclosed log shed with tiled roof adjoins the drive.

The rear garden is the perfect space for those who love Al Fresco dining, from the Kitchen Diner and Utility, doors lead out onto the covered patio area with a beautiful water feature, which is the perfect space for a summer BBQ or when those evenings get cooler there is a firepit space too and two 2kw infra-red patio heaters. The patio benefits from external power sockets and extensive feature lighting and exterior tap. Steps lead onto the lawn garden which is bordered by open fields to the rear. The patio extends to the side garden, ample space for storage sheds. At the rear corner of the

garden there is a covered wooden decking sun deck that commands panoramic views over open countryside towards the River Severn Isle. This deck also benefits from power supply and lighting.

What3words

///crisper.portable.televise

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. We are also advised that there is a modern sewage treatment plant connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 1800 Mbps. Mobile Service: Good Outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

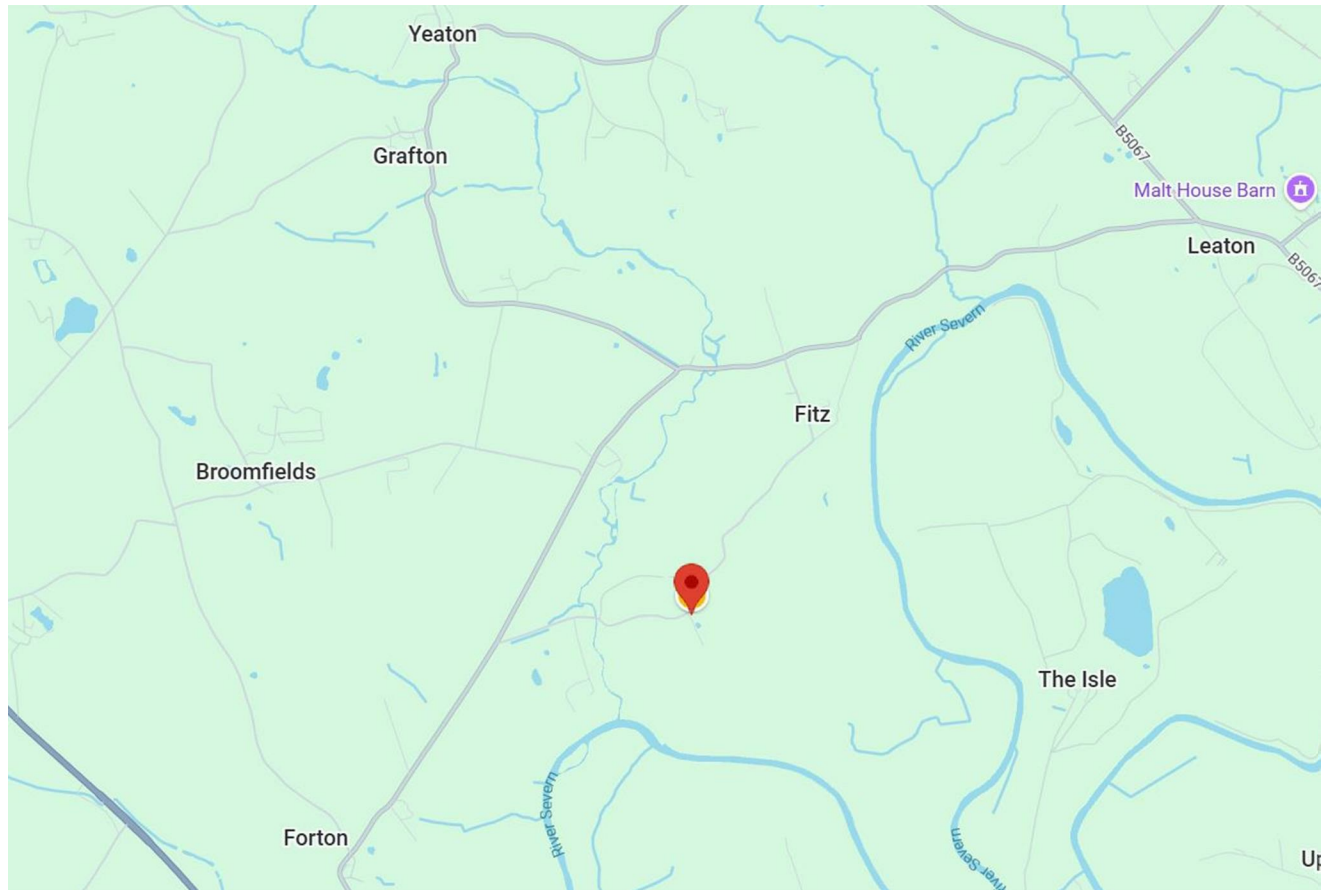
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.