



1 & 2 Abbey Cottages, Marchamley

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# 1 & 2 Abbey Cottages

Marchamley  
Shrewsbury  
SY4 5LN

Hodnet 3.5 miles | Whitchurch 7 miles  
Wem 6 miles | Market Drayton 9 miles  
Shrewsbury 16 miles | M54 (J3) 27 miles

Two identical charming period cottages, requiring modernisation works, situated in a stunning location

Each semi-detached cottage comprises:

- Sitting room with fire, kitchen
- Ground floor bathroom, utility
- Three bedrooms
- Lawned garden, plentiful parking to rear
- Potential for adaption to create one property
- Stunning outlook over farmland towards

Available individually or as one property



## The Location

Whilst Abbey Cottages are situated in open countryside with fantastic views over farmland to all sides they are conveniently located with ready access to both the A41 and A49 allowing easy links to conurbations and commuter routes.

The village of Hodnet, which is just over three miles away, offers a range of everyday amenities including **shop, pub, primary school, doctors' surgery and church**. An additional primary school is found only one mile away at Lower Heath.

Slightly further afield, the larger market towns of Whitchurch and Wem offer a greater variety of

amenities and are well served educationally with a range of both private and state schools. They both have the benefit of rail stations allowing onward links to both Crewe to the north and Shrewsbury to the south. Whitchurch was recently quoted by The Times as **'unsullied, with a big heart' and one of the best places to live post Covid-19 pandemic**.

The county town of Shrewsbury and Telford both offer a further range of facilities.

This tranquil and stunning area, which is crisscrossed with appealing walking routes, is particularly popular with walkers, cyclists and equestrians whom take full advantage of the peaceful country lanes and extensive network of footpaths.



## The Properties

Originally designed as two farm workers cottages the **property dates back to the late 1930's, with a 1970's** single storey extension to the rear providing additional space. The semi detached cottages are mirror images of each other and offer identical accommodation although No 2 has had some recent improvement works. No 1 is currently let on an Assured Shorthold Tenancy and notice has been given to the tenant to vacate. The charming cottages are particularly attractive externally with intricately patterned brickwork typical of this era.

To the ground floor of each cottage are a sitting room with open fire, kitchen with basic range of wall units, a separate small utility room and store and a family bathroom with bath with electric shower over. To the first floor are three bedrooms, the largest of which are located at the front of the house and enjoy a stunning

outlook to Hawkstone Hill with the monument to Sir Rowland Hill clearly visible on the horizon.

Although compact and in need of some modernisation works the accommodation is well considered and offers comfortable living space. For those with requirements for further living space there could, subject to the necessary planning consents, be potential to create a first floor extension above the bathroom or equally extend to the side.

There is a substantial gravel parking area to the rear and side of the cottages with plentiful parking for each property. The gardens, which are laid to lawn, are found to the front of the cottage, and are encircled by mature hedging ensuring a feeling of peace and tranquillity. The outlook over surrounding farmland is stunning and uninterrupted by any property as far as the eye can see.

## Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private shared septic tank which is located on adjoining land (shared between 1 & 2 Abbey Cottages only).

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

## Tenure

We are advised that the property is freehold with vacant possession on completion. 1 Abbey Cottages is currently let on an AST, notice to quit has been served on the tenant to allow vacant possession on completion but the notice period is currently extended to 6 months in light of the Covid-19 pandemic .

## Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

## Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

## Drive Maintenance

The cottages are sold with the benefit of an unrestricted right of access along the private drive to Hawkstone Abbey Farm.



## Barbers Rural Consultancy LLP

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## Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk). Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for 2 Abbey Cottages.

## Directions

From Whitchurch follow the A41 south, after three miles turn on to the B5065 for Hodnet. Follow this road for three miles and turn right on to Broadhay Road. Take the first left on the drive for Hawkstone Abbey Farm and the cottages will be found a short distance later on the right hand side.

“Consumer Protection Regulations” – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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