



Park Cottage, Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL

**BERRIMAN**  
**EATON**

# Park Cottage, Horsefair, Abbey Foregate, Shrewsbury, Shropshire, SY2 6BL

A professionally renovated late 16th Century landmark property near the Abbey, a stroll from Town and riverside walks, offering a great blend of character with a twist of contemporary vibe for modern luxury living. Including a driveway and courtyard garden.

Much Wenlock - 12 miles, Bridgnorth - 20 miles, Church Stretton - 13 miles, Telford - 14 miles, Ludlow - 27 miles, Kidderminster - 33 miles, Birmingham - 46 miles.  
(All distances are approximate).

## LOCATION

Shrewsbury is a thriving medieval market town on the River Severn hosting many award winning events such as the Shrewsbury Flower Show. Steeped in history along with beautiful architecture, the town includes many historical places of interest with a diverse selection of shopping, markets, museums and galleries, along with medical facilities and a hospital. The larger retail parks are located just on the outskirts of the town. The town is filled with an abundance of eateries, pubs and entertainment venues including a theatre and cinema. The area is well served for schooling with excellent transport links and rail services.

Horsefair is located within Abbey Foregate which is just a stroll from the English Bridge across to Wyle Cop shopping and the Market Square, there are plentiful local amenities right on the doorstep.  
<https://originalshrewsbury.co.uk/your-visit/town-areas/abbey-foregate>

## HISTORY

An archaeological survey as part of the planning process, pre dates the cellar and foundations of the building to the medieval period, but these in time have been filled in. The timber framed Grade II Listed cottage with parking, has a contemporary extension and courtyard garden. Completed in 2023 by a team of specialists including Moss & Co Architects (whom are renowned for their heritage property work across the County), the cottage was stripped right back and restored with plenty of charm and exposed beams.

## ACCOMMODATION

Upon entering the hall area, the light and open plan dining kitchen provides a modern, sociable space benefitting from engineered oak flooring with underfloor heating, granite work tops and a large sky light. The open plan area has been creatively designed with good work space, inset sink and seamless units with a range of integrated Bosch appliances to include a fridge/freezer, dishwasher, induction hob, conventional and combination microwave ovens. From the dining area a large full height glazed door gives a view of the Abbey grounds and access into the pretty southerly courtyard. Leading off the kitchen is a guest cloakroom/WC incorporating a concealed space behind sliding doors for a washing machine and dryer along with the gas central heating boiler and underfloor heating controls. A back door gives access to an outdoor decked storage space suitable for bins/recycling and logs. Steps lead down to a sitting room laid with engineered oak flooring over underfloor heating, beamed ceiling, exposed timber framework dividing from the kitchen space and a recessed fireplace with exposed brickwork housing a cast iron Dunsley log burner. A window looks out to the front elevation overlooking the courtyard.

A turning staircase rises up to the first floor where there is a double bedroom having original exposed oak floorboards and a feature cast iron fireplace with a window to the front elevation. Across the landing is a generous bathroom fitted with a contemporary white suite to include a WC, wash hand basin, walk in shower and a bath with shower attachment. A further staircase rises to the second floor principal bedroom featuring beautiful exposed framework which divides into a closet area and original oak floorboards.

## OUTSIDE

Park Cottage has the advantage of a paved driveway providing parking for one car with wiring for an EV charger to be installed. A sunken south facing courtyard laid with reclaimed sandstone and bricks, has been created to the front with pleached crab apple trees and box hedging borders.

## SERVICES

We are advised by our client that all main services are connected. Verification should be obtained by your Surveyor.

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE & COUNCIL TAX

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. Shropshire Council tax band: TBC.

## POSSESSION

Vacant possession will be given on completion.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

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### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Asking Price  
£450,000

EPC:

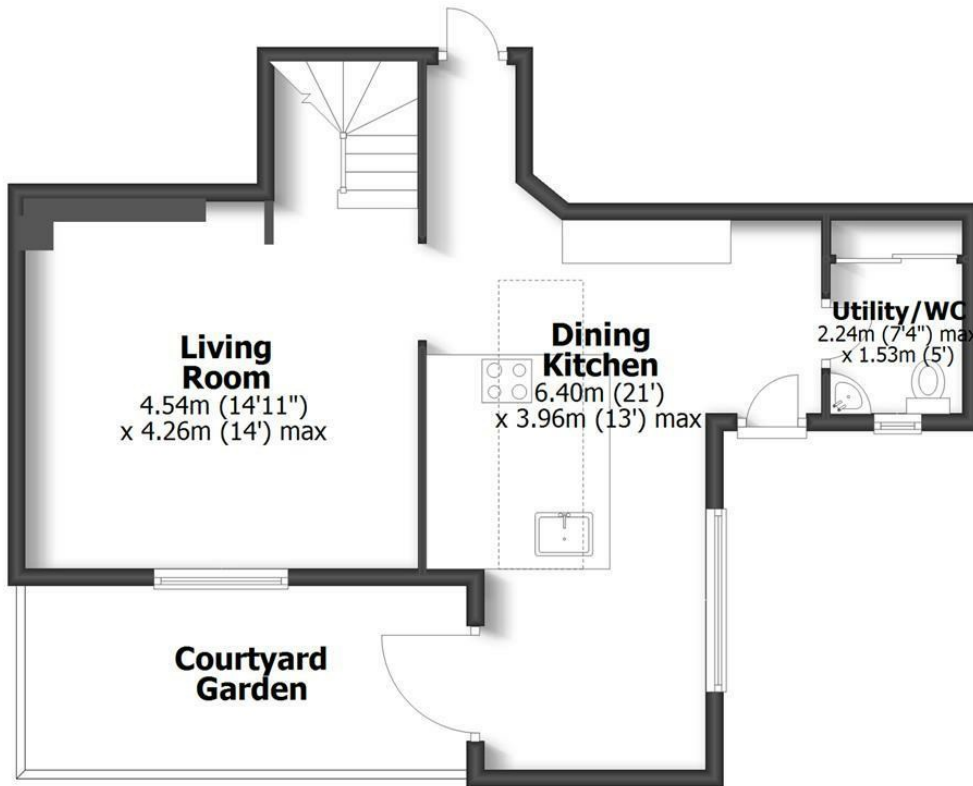
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



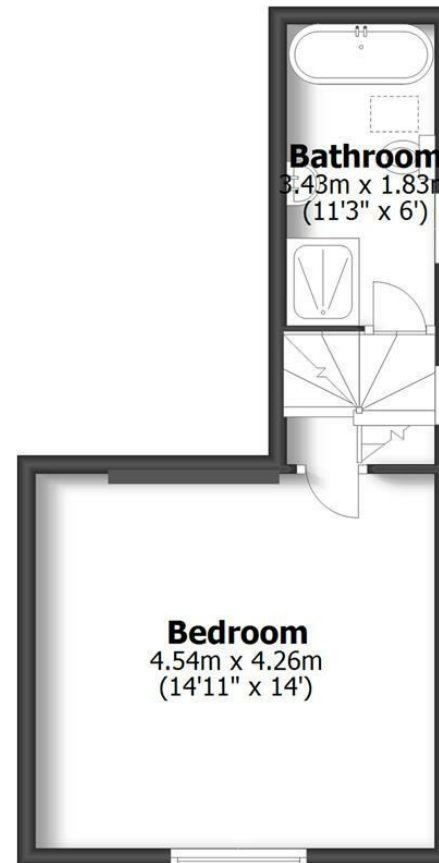
**PARK COTTAGE**  
**HORSEFAIR, ABBEY FOREGATE**  
**SHREWSBURY**

HOUSE: 100.5sq.m. 1,082.1sq.ft.  
**TOTAL: 100.5sq.m. 1,082.1sq.ft.**

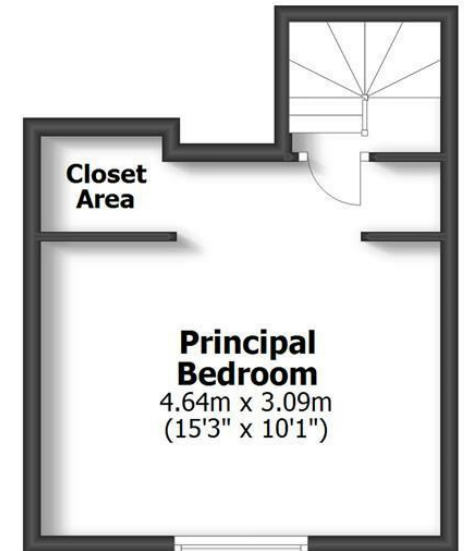
INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**



**First Floor**



**Second Floor**

