



Weavers Thatch and Annexe, Kenley, Shrewsbury, SY5 6NW

BERRIMAN
EATON





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This pretty country cottage enjoys large gardens of just under an acre with a detached annexe (previously a holiday let), in glorious rural Shropshire surroundings between the Towns of Shrewsbury and Much Wenlock.
 Church Stretton 4 miles - Much Wenlock 4.5 miles - Bridgnorth 12 miles - Shrewsbury 10 miles - Telford 12 miles - Ludlow 20 miles - Birmingham 46 miles
 (All distances are approximate).

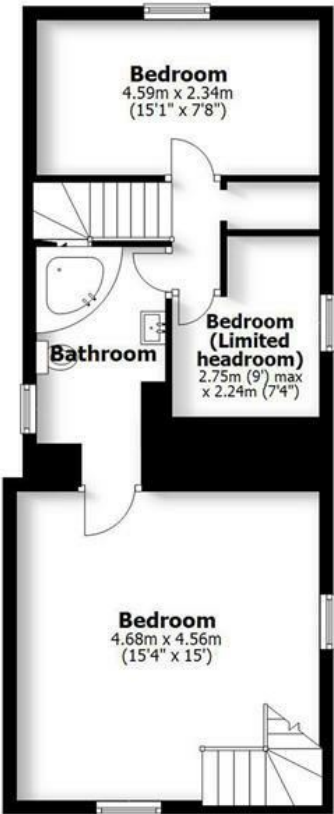
WEAVERS THATCH & ANNEXE
KENLEY, SHREWSBURY

HOUSE: 168.6sq.m. 1,814.9sq.ft.
ANNEXE: 44.4sq.m. 477.9sq.ft.
TOTAL: 213.0sq.m. 2,292.8sq.ft.

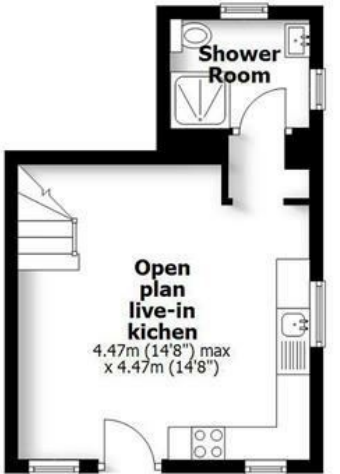
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Annexe

LOCATION

Kenley is a picturesque village to the west of Much Wenlock and close to the market town of Shrewsbury. The cottage stands in most scenic Shropshire countryside, renowned for its stunning views to Wenlock Edge and the Shropshire Hills. Amenities including doctors, schooling for Primary and Secondary, can be found in Much Wenlock and also Church Stretton which has a train station. The County Town of Shrewsbury along the River Severn, offers a much more extensive range of shopping and amenities, including a Hospital and excellent sports facilities. Locally there are many outdoor pursuits including horse riding, walking and cycling. Within easy reach are renowned school such as Concord, Shrewsbury Girls High, Shrewsbury School, Prestfelde School and Wrekin School.

OVERVIEW

The Grade II Listed property dating to the mid C16th, was re-thatched in 2024 and has been sympathetically renovated to retain the original character, with a large oak framed extension to complete the living accommodation. Previous planning has been granted in the past for an oak framed double garage with office room above, but there is a separate character two storey annexe, full of charm that compliments the property and enjoyment of the location and gardens. Of particular note are the latest high tech additions with 'Smart House' night vision CCTV, and Smart locks on the external doors (worked by finger print or code). There is a large gated driveway for good parking.

ACCOMMODATION

On entering, the front door opens into an attractive porch area which flows through to a spacious open plan breakfast kitchen. Beautifully appointed with bespoke base and wall units, the kitchen is complemented by granite worktops incorporating a dual inset sink and a central island. Further enhancing the space is a vaulted ceiling with exposed beams, together with windows to both side elevations. Steps rise to an impressive oak framed extension living space, featuring a vaulted ceiling with exposed beams and trusses, underfloor heating, and a striking corner 'Barbas' soapstone gas fire. Windows enjoy views over the side and rear elevations. Leading from the breakfast kitchen is a charming dining room, rich in character and centred around a large inglenook fireplace with log burning stove and original bread oven. Stairs rise to the first floor, with the original front door opening into the entrance porch. A separate utility room laid with quarry tiles offers space for appliances, a sink unit, the oil fired central heating boiler, and access to the ground floor shower room/WC. Completing the ground floor is a further sitting room (Potential use for a further double bedroom), with a corner fireplace housing a log burning stove. A second staircase rises from here to the first-floor principal bedroom.

The first floor accommodation provides a spacious principal double bedroom, enjoying pleasant views over the side and rear elevations, and offers a secondary staircase leading down to the sitting room. From the bedroom there is Jack and Jill access to the family bathroom, fitted with a corner bath, WC and wash hand basin. From the main landing, which features the staircase descending to the dining room, there is access to two further bedrooms, (one of which is a smaller dressing room dimension) with limited head height.

ANNEXE 'THE HIDEAWAY'

The Hideaway was previously run as a holiday let, but is now an independent living area for teenage children. It offers a superb self-contained retreat separate from the main house, complete with its own central heating boiler. The front door opens into an open-plan living space and kitchen, fitted with base units, work surfaces, a sink, and a built-in oven with electric hob. Off the living area is a ground floor shower room. Stairs rise to the first floor, where there is a double bedroom featuring exposed beams and stonework along with a window and two skylights providing good natural light. This characterful annexe offers excellent versatility and would be ideal for dependent relative accommodation, a home office, or hobby space.

OUTSIDE

The property is accessed via a gated entrance from the lane, opening onto a spacious driveway with a pathway leading to both the cottage and the annexe. The mature, generously sized gardens are mainly laid to lawn and bordered by established trees and hedging, backing onto open farmland with far-reaching views beyond. Within the gardens is a large fish pond, along with a variety of planted beds and borders. Altogether, the grounds extend to just under an acre. There is also an additional gated entrance at the far end of the garden, along with a pedestrian gate providing access to the annexe from the lane.

SERVICES

We are advised by our client that mains water and electricity are connected. There is oiled fired central heating to both the cottage and annexe both having individual boilers and oil tanks. Private drainage. Verification should be obtained by your Surveyor. The present Broadband speed is around 750mb.

TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

COUNCIL TAX

Council Tax Band: D.
Shropshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth, head towards Shrewsbury on the A458, passing through Much Wenlock. Continue down Harley Bank and take the left hand turn signposted Harley. Follow the road around past St Mary's Church, then take the next left, signposted Kenley. Continue for approximately 2.8 miles where Weavers Thatch can be found on the left hand side.

Asking Price £795,000

EPC: E

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.







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