



**Extended Detached Cottage**

**3 Reception Rooms, 3 Bedrooms & Granite Kitchen**

**NO ONWARD CHAIN**

**Large Plot Abutting Open Countryside**

**Detached Double Garage & Metal Outbuilding**

**In Need Of Further Modernisation/Improvement**

**Springfield Cottage, Diglake**  
Tilstock, Nr Witchurch SY13 3NP

**Offers in the Region Of £450,000**



**If your idea of bliss is living in the country, surrounded by fields and yet only 10 minutes driving distance from Whitchurch, then you are going to love this property!**

You could feel like Lord (and/or Lady) of the Manor if you live here, although the sound of bird song in the hedgerows and mooing cows in the fields could drive you to distraction. Yes, it really is that peaceful.

Of course, you are unlikely to sit down and enjoy all of this if you are keen gardeners, due to the size of the plot, although the odd goat, sheep or pony in the large garden would certainly help keep on top of the grass.

This lovely, extended detached cottage occupies a generous plot which the current owners believe to be around 1 acre, although we should point out that it has not been formally verified. Nonetheless this is a very generous plot with a formal garden area, a vegetable plot and orchard area, in addition to mature trees and a babbling brook running through from the adjoining pastureland. It is an absolute haven for children, pets and avid gardeners.

The property itself has been enlarged over the years to provide spacious accommodation (downstairs especially), including 3 reception rooms in addition to the 3 upstairs bedrooms. The kitchen has been upgraded and has granite worktops, although the cottage still provides scope for modernisation and improvement in order to realise its full potential.

It is well placed within walking distance of Tilstock village, which is served by its own pub, church, nursery, primary school, village hall and tennis/bowling club. Bus services provide travel to Shrewsbury and Whitchurch.

There is a real sense of belonging to a community when living here, although there are more comprehensive facilities in nearby Whitchurch and Wem.

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

#### **Agents Note**

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

### Entrance Porch

### Living Room 16' 2" x 13' 2" (4.92m x 4.01m)

Fireplace incorporating log burning stove on quarry tiled hearth.

### Dining Hall 16' 3" x 13' 1" (4.95m x 3.98m)

Recessed ceiling spotlights, staircase to first floor with storage cupboard below, radiator and leading to: -

### Kitchen 13' 9" x 6' 8" (4.19m x 2.03m)

Stainless steel sink and drainer inset in granite worktops with drawers and cupboards below and incorporating 4 ring gas (LPG) hob with illuminated extractor hood above and split level cooker comprising electric double oven and grill, granite splashbacks, ceramic tiled floor and breakfast bar.

### Sun Lounge 20' 2" x 11' 1" (6.14m x 3.38m)

Radiator and 2 double glazed sliding patio doors leading to rear garden.

### Rear Hallway 23' 10" x 3' 10" (7.26m x 1.17m)

and 7' 6" x 3' 2" (2.28m x 0.96m) Tiled floor, double glazed roof skylight window and radiator.

### Wet Room 7' 4" x 5' 7" (2.23m x 1.70m)

Electric shower unit, pedestal wash hand basin, close coupled WC, fully tiled walls and radiator.

### Utility Room 9' 1" x 7' 5" (2.77m x 2.26m)

Stainless steel sink unit, Worcester free-standing oil fired boiler, chest freezer and plumbing for washing machine.

### Workshop 1 11' 6" x 7' 8" (3.50m x 2.34m)

Workbench and wall cupboards.

### Workshop 2 8' 3" x 8' 1" (2.51m x 2.46m)

Radiator and wall cupboards.

## FIRST FLOOR

### L-Shaped Landing 5' 8" x 2' 10" (1.73m x 0.86m)

and 7' 6" x 3' 2" (2.28m x 0.96m)

### Bedroom 1 16' 3" x 10' 11" min (4.95m x 3.32m min)

Built-in wardrobe, 2 radiators and range of fitted wardrobes including glazed cupboard housing bidet and wash hand basin inset in vanity unit.

### L-Shaped Inner Landing 6' 3" x 4' 5" (1.90m x 1.35m)

and 6' 7" x 3' 3" (2.01m x 0.99m) Built-in linen cupboards.

### Bedroom 2 17' 4" x 9' 1" max (5.28m x 2.77m max)

narrowing to 7' 6" (2.28m) Pine panelled walls, eaves storage cupboards and radiator.

### Bedroom 3 8' 11" x 8' 3" (2.72m x 2.51m)

and 6' 4" x 3' 3" (1.93m x 0.99m) Fitted desk, wall shelves, narrow cupboards and radiator.

### Bathroom 7' 11" x 6' 11" (2.41m x 2.11m)

Panelled bath with mixer tap and shower attachment, wash hand basin inset in vanity unit with cupboards below, fully tiled walls, heated towel rail and airing cupboard with insulated hot water cylinder.

### Separate WC

WC and wash hand basin.

## OUTSIDE

Imprinted concrete driveway leads to a gravel yard with parking for several vehicles and leads to the **TIMBER DOUBLE GARAGE 20' 7" x 17' 5" (6.27m x 5.30m)** with 2 metal up-and-over doors, lights, power and lean-to log store.

Formal garden area with mature trees, conifer hedges and orchard area with fruit trees, fruit cage with netting and productive vegetable plot with raised beds. Covered Verandah 14' 3" x 4' 8" (4.34m x 1.42m) Paved and gravel patio areas. Large undulating garden with mature trees, bushes, shrubs and a brook.

**LARGE METAL STORE/WORKSHOP 25' 0" x 16' 0" (7.61m x 4.87m)** Independent power supply.

### Services

Mains electricity. The water supply is via a well and sewerage/drainage is via a private water treatment plant (installed 2023).

### Central Heating

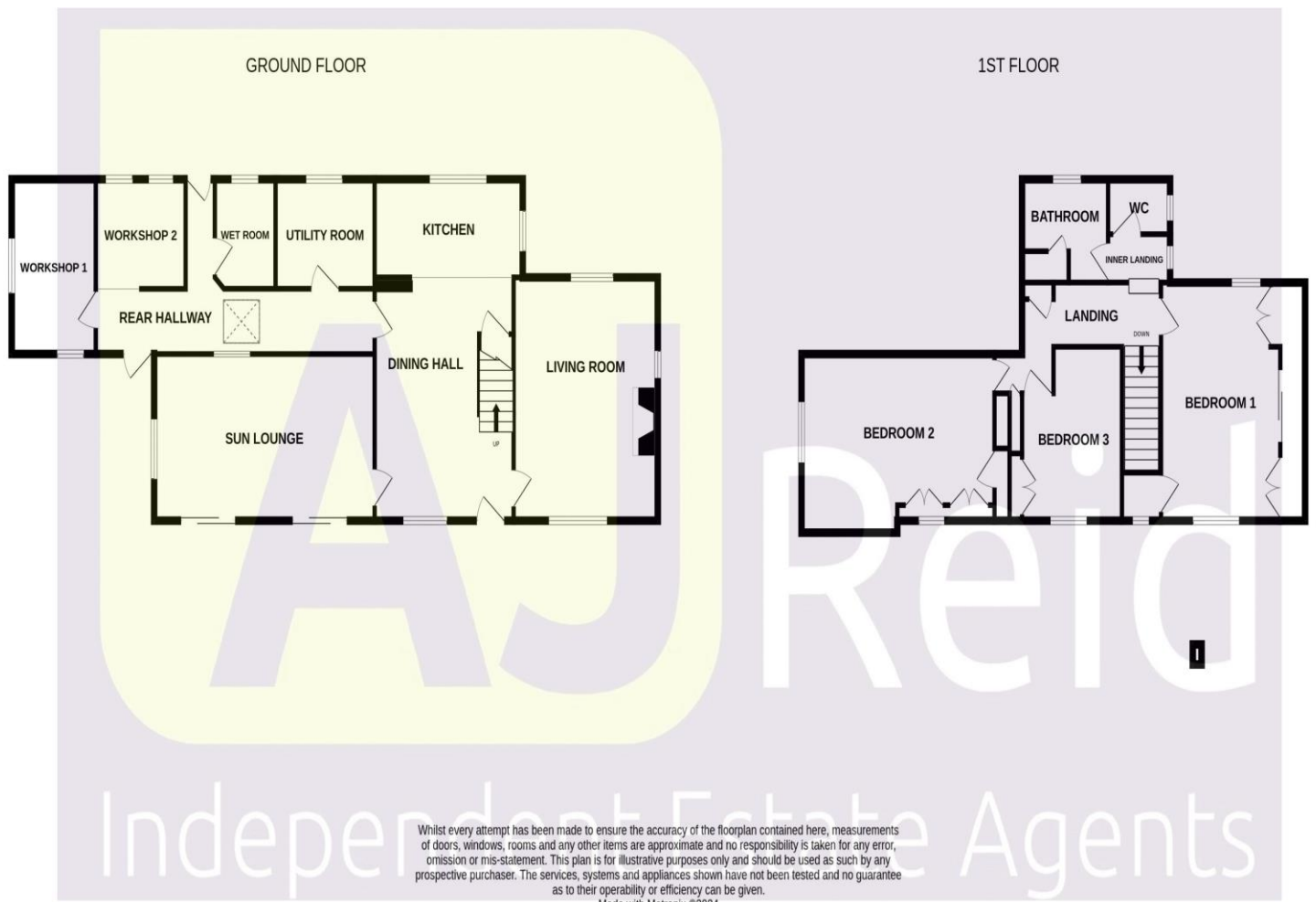
Oil fired boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

Shropshire Council - Tax Band D



**Directions:** From Whitchurch bypass take the B5476 Tilstock Road, signposted for Wem. After approximately 1.5 miles turn right, just before Horseshoes public house, into Maltkin Lane and first left into Diglake. Follow the lane, proceeding past the farm, into open countryside and Springfield Cottage is the last property on the right hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

