



**FOR SALE**

Auction Guide Price £375,000 - £400,000

## 1 Upper Longwood, Eaton Constantine, Shrewsbury, SY5 6SB

FOR SALE BY PUBLIC AUCTION ON FRIDAY 26TH APRIL 2024 AT 3PM - AUCTION GUIDE PRICE £375,000 - £400,000

A most desirable period detached country cottage of character, offering scope for modernisation and improvement, together with large gardens, a versatile brick barn outbuilding incorporating stables and grazing land suitable for equestrian purposes, whilst located in a particularly sought after rural locality with wonderful views. IN ALL APPROXIMATELY 3.2 ACRES.



MILEAGES: Shrewsbury 9.7 Miles, Telford 7.8 Miles, Much Wenlock 7.7 Miles. All mileages are approximate.



- Mature detached cottage
- Scope to extend S.T.P.P.
- Large lawned gardens
- Outbuildings
- Grazing land
- Stunning position

#### DIRECTIONS

From Shrewsbury take the B4380 past Attingham Park taking the right turn signposted Wroxeter. Continue along this road until reaching the Eaton Constantine/Cressage crossroads and take the left turn to Eaton Constantine. Proceed up into the village and continue round to the right. On leaving the village proceed past the left turn for Rural Cottages and continue for a short distance and 1 Upper Longwood will be identified on the right hand side.

#### SITUATION

The property occupies an idyllic position and provides a wonderful aspect extending over surrounding farmland and out towards The Wrekin. Whilst occupying an enviable location, just outside the village of Eaton Constantine, the property is conveniently situated for access to the county town of Shrewsbury, Much Wenlock, Ironbridge and Telford. Commuters will be delighted to note that there are good road links to the M54 motorway, which links through to the M6 and onto the West Midlands conurbations.

#### DESCRIPTION

1 Upper Longwood is a most desirable detached cottage which provides fantastic potential for improvement and extension subject to the necessary planning permission and building regs approval. The ground floor accommodation currently comprises a living room with log burning stove, kitchen diner, utility room and cloakroom. To the first floor there are two bedrooms with lovely views and a bathroom which contains a separate shower. Outside, there is a generous driveway and gravelled parking area together with a detached versatile outbuilding, which incorporates stables and a workshop. The gardens are generous in size and extensively laid to lawn. The land is provided in two enclosures down to pasture and will no doubt be of interest to those with horses and most forms of livestock.

#### ACCOMMODATION

Storm porch with panelled part glazed entrance door into:

#### ENTRANCE HALL

With staircase rising to first floor. Built in under stair storage cupboard.

#### LIVING ROOM

Fireplace with quarry tiled hearth housing log burning stove. Lovely aspect.

#### KITCHEN DINER

Providing a range of eye and base level units comprising cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap. Space and connection for electric cooker.

#### REAR HALL

With part glazed access door to rear.

#### UTILITY

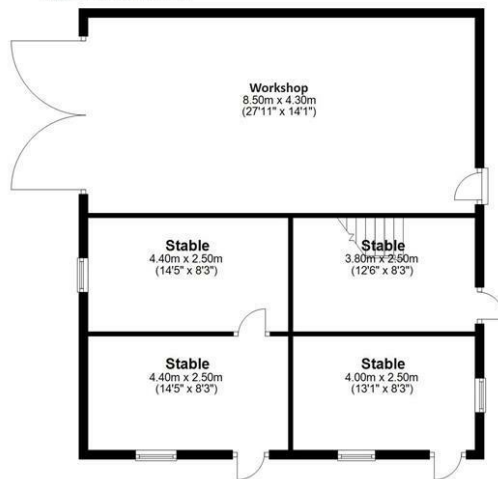
With base level storage cupboards and worktop. Belfast sink unit with tiled splash.

#### BOILER ROOM

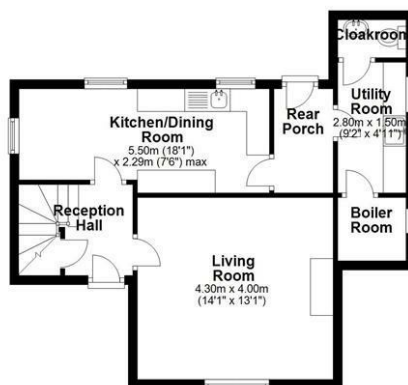
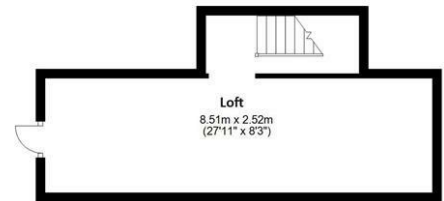
With wall mounted WORCESTER central heating boiler and hot water cylinder.



**Ground Floor**  
Main area: approx. 56.1 sq. metres (603.9 sq. feet)  
Plus outbuildings: approx. 80.3 sq. metres (864.4 sq. feet)

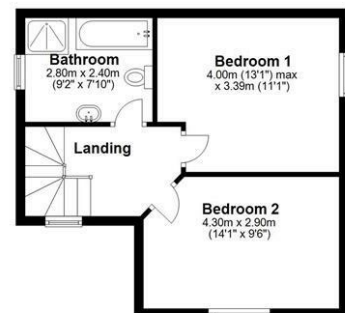


**First Floor**  
Approx. 65.2 sq. metres (701.8 sq. feet)



Main area: Approx. 121.3 sq. metres (1305.7 sq. feet)  
Plus outbuildings: approx. 80.3 sq. metres (864.4 sq. feet)

**1 Upper Longwood**



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### **CLOAKROOM**

With low level WC. Wall mounted wash hand basin with tiled splash.

#### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

With stunning views over adjoining land with farmland beyond and hills in the distance.

#### **BEDROOM 2**

With beautiful aspect and far reaching views.

#### **BATHROOM**

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath. Shower cubicle with mains fed shower with inset tiles and sliding splash screen.

#### **OUTSIDE**

Approached through a gated entrance onto a long gravelled driveway which extends to the rear of the property and provides a good parking area with ample space for a number of vehicles, trailer and possibly horse box. The car parking area has a propane gas storage tank which supplies the central heating boiler (supplied by agreement).

#### **THE GARDENS**

These are of a generous size and are provided mainly to the front and flank the house on both sides, laid predominantly to lawn with shrubbery borders in part, whilst incorporating a selection of trees including fruit and deciduous.

#### **THE OUTBUILDINGS**

The main outbuilding range is positioned adjacent to the rear parking area and benefits from an external cold water supply and electricity. It comprises as follows:

**BRICK AND TILE RANGE** which includes 4 useful stables with a loft over part.

One Stable has a staircase providing access to the loft.

**ADJOINING GARAGE/WORKSHOP/TOOL STORE** built of timber with corrugated iron sheeting and metal sheeted pre-formed roof. Twin entrance doors.

#### **THE LAND**

This is positioned off the main outbuilding range and provided in two enclosures down to pasture, being gently sloping and the main field incorporating a water trough. The land is quite suitable for the grazing of horses and most forms of livestock or hay cropping if required.

#### **GENERAL REMARKS**

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

#### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains electricity and water is understood to be connected. Foul drainage is understood to go to a septic tank. LPG central heating. None of these services have been tested.

#### **METHOD OF SALE**

The property will be offered for sale by PUBLIC AUCTION ON 26TH APRIL 2024 AT 3PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### **BOUNDARIES, ROADS AND FENCES**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.



#### **CONTRACT OF SPECIAL CONDITIONS OF SALE**

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the VENDORS SOLICITORS: MS BETH PRINCE - WOMBLE BOND DICKINSON, ONE TRINITY, BROAD CHARE, NEWCASTLE UPON TYNE, NE1 2HF, Email: beth.prince@wbd-uk.com, OR AT THE AUCTIONEERS OFFICES, HALLS, 2 BARKER STREET, SHREWSBURY, SHROPSHIRE, SY1 1QJ. TEL: 01743 236444, approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### **BUYERS PREMIUM**

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

#### **BUYERS REGISTRATION**

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

#### **GUIDE PRICE/RESERVE**

\*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### **PURCHASERS COVENANT**

Halls would draw interested parties attention to the purchasers covenants;

- (1) All external alterations to the property and/or extensions, will require consent from Raby Estate and this would not unreasonably be withheld.
- (2) There is to be no future development at the property other than ancillary, agricultural, equestrian or storage buildings.

#### **TENURE**

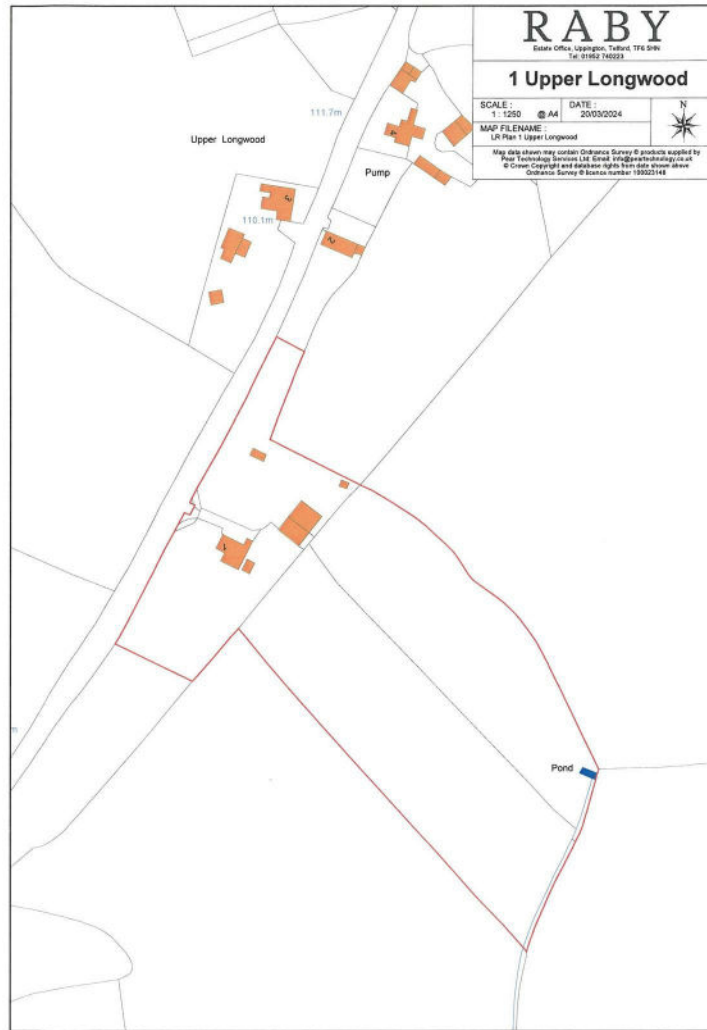
Freehold. Purchasers must confirm via their solicitor.

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com.

FOR SALE

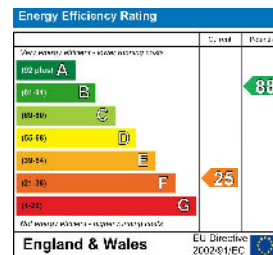
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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