



Laburnum Cottage
Rowe Lane, Stanton Long, Much Wenlock, Shropshire, TF13 6LR

A charming four-bed stone cottage situated in an idyllic location with a spacious garden, boasting a combination of modern and character features.

◆
Much Wenlock 9.2 miles, Church Stretton 8.9 miles, Ludlow 14.4 miles, Shrewsbury 22.1 miles
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Kitchen /Breakfast room | Sitting Room | Dining room | Utility Room | Four bedrooms (two En-suite) | Family bathroom | WC | Attic room | Garage | Summer house | Garden | Parking | EPC E

The Property

Laburnum Cottage is an idyllic and picturesque country cottage situated within the sought-after Corvedale. The property boasts a wealth of character throughout with an abundance of period features including exposed beams and Inglenook fireplaces.

Upon entering the property, you find the original rooms of the house, which still retain a number of period features, including the original staircase beams. This room boasts two fireplaces - one with an electric fire and the other fitted with a cast iron wood-burning stove set within the original stone inglenook fireplace. The modern and light kitchen/ breakfast room, which is fitted with units offering plenty of storage and includes a built in dishwasher, Belfast sink, electric Aga and matching cooker. The neighbouring utility room is also fitted with units, a sink and room for a washing machine. Part of the former garage can also be accessed from this room which leads

directly to front of the property and has been fitted out with a built in log store.

French doors from the kitchen open onto the spacious family room, which benefits from a large cast iron wood-burning stove. This room was originally built as a self-contained annexe and could be returned to this (subject to the necessary content). The ground floor bedroom and wet room are accessed via this room, along with a set of external French doors which open onto a paved seating area and the rear garden. There is a WC and hall leading to the first floor.

On the first floor, the central landing has an exposed stone chimney breast, three bedrooms, the family bathroom and a large walk-in storage cupboard. The master bedroom offers lovely far-reaching views of the Brown Cleve and a second staircase leading to two attic rooms. These spacious areas are currently used as a walk-in wardrobe and a study.

Two further bedrooms facilitate the first floor, one with an en-suite shower room.

Outside

Laburnum Cottage offers ample parking with two driveways. There is a substantial timber garage and a garden store, both benefiting from mains power. The gardens are well-maintained and offer alternative seating areas. Directly outside the French doors is a wooden pagoda on a block-paved area, perfect for seasonal Al fresco dining. Towards the rear of the garden, there is an elevated summer house on a wooden decking offering wonderful views. Fitted with a log burner, the summer house and entertaining area are perfect for use all year around. The gardens are mainly lawn, with a further garden shed, a fenced-off vegetable patch and large pond. At the end of the garden is a separate orchard filled with fruit trees and a gate leading directly onto the Shropshire Way.





Situation

Laburnum Cottage is situated in the small village of Stanton Long which is in the district of the Corvedale, Shropshire.

The historic and pretty town of Much Wenlock lies surrounded by Shropshire countryside, yet within easy reach of the bustling towns of Bridgnorth and Shrewsbury. The town has a variety of amenities and a charming narrow High Street with historic buildings and a number of shops, restaurants, pubs and cafes. The town also has a medical centre, a leisure centre and a primary and secondary school. Ludlow is just further afield and offers an excellent selection of supermarkets, pubs, restaurants leisure facilities.

The area is well connected by road with the M54 about 22 miles away and train stations in Shrewsbury and Telford connecting you directly to London. There is also a train station at Church Stretton. There are several great local primary and secondary schools close by.



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Approx. Gross Internal Floor Area
Main House = 2550 sq. ft / 237.09 sq. m
Garage = 207 sq. ft / 19.31 sq. m
Garden Store = 82 sq. ft / 7.71 sq. m
Outbuilding = 74 sq. ft / 6.95 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Directions: From Much Wenlock take the B4368 signposted Craven Arms. After just over 6.5 miles enter Shipton, counting past Shipton Hall to the T Junction, turn left and then take the next right signposted Stanton Long and Holdgate. Follow the lane for 0.3 miles then turn right into Rowe Lane. Continue along Rowe Lane for about 0.9 miles and Laburnum Cottage is on the left-hand side.

What3words- ///storage.barstool.hedgehog

Local Authority: Shropshire Council.

Services: Mains electric and water. Septic tank. Oil central heating.

Council Tax: Band F

Wayleaves, easements and rights of way:
 The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated April 2024. Photographs dated April 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX