



The Hollies
Green Lane, Stottesdon, DY14 8UL



A picturesque country cottage requiring modernisation situated in an idyllic setting on the edge of a sought after village.

Village Centre 0.3 of a mile, Cleobury Mortimer 5 miles, Bridgnorth 9.5 miles, Ludlow 13.2 miles

Entrance/dining room | Kitchen | Bathroom | Pantry | Sitting room | Snug | Two bedrooms | Garden | Sheds and stores | EPC: G

The Property

The Hollies is a beautiful country cottage of brick construction sat on the edge of the rural village of Stottesdon. Dating back to 1801, the property requires modernisation throughout but offers tremendous character and charm.

Upon entering the property, you are welcomed to the entrance/dining hall which boasts exposed beams and a wooden staircase. The kitchen has fitted units and an oil fired Rayburn. Adjacent there is a bathroom and a pantry cupboard. The sitting room has a fireplace with an electric stove and further exposed beams. There is a snug which also has a brick fireplace with an electric stove.

On the first floor, there are two bedrooms, both of which enjoy beautiful far-reaching views of the surrounding countryside.

Outside

The plot extends to around 0.17 of an acre and is mainly laid to lawn with some herbaceous borders and shrubbery throughout. There is a paved footpath and various outbuildings throughout the grounds including sheds and stores.

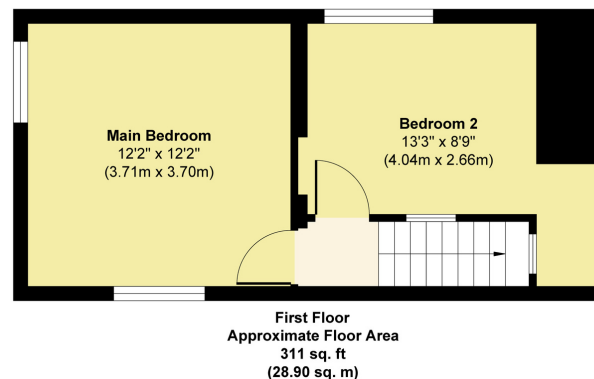
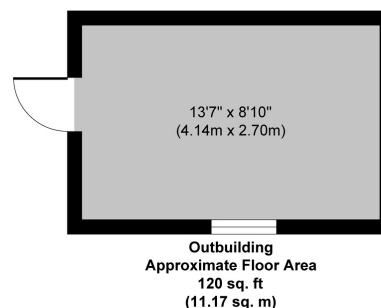
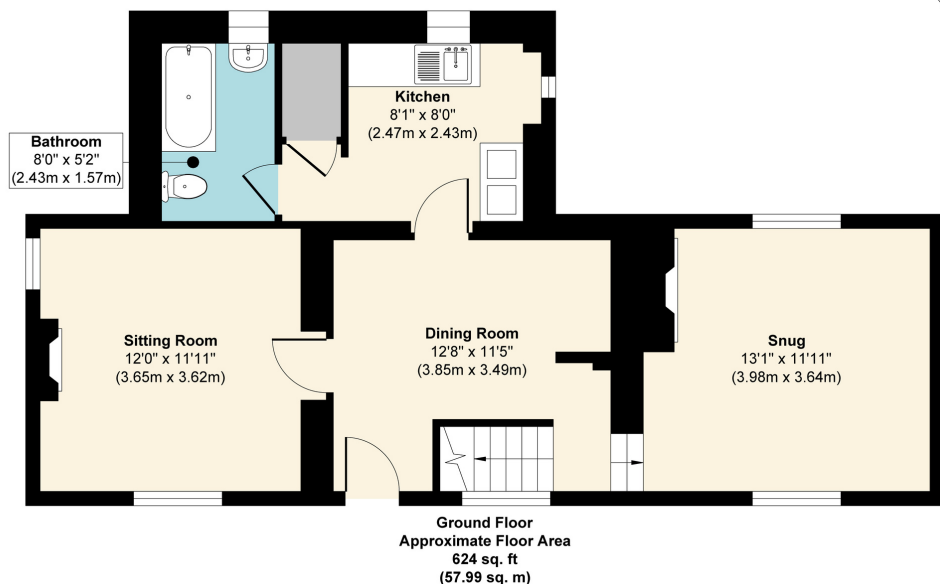
Situation

The Hollies is situated on the edge of the rural village of Stottesdon which benefits from a traditional pub,

primary school, doctors surgery and a church. The area is surrounded by beautiful countryside which is ideal for walks. Just a few miles away is the market town of Cleobury Mortimer, which has all of the day-to-day amenities including supermarkets, restaurants, pubs, doctors surgery and veterinary practice, as well as primary and secondary schools. Bridgnorth is around 20 minutes away and Ludlow are approximately half an hours drive. Train stations at Ludlow and Kidderminster both offer good rail connections. Motorway access is approximately 25 miles away.



The Hollies, Stottesdon, Shropshire, DY14 8UL



Approx. Gross Internal Floor Area

Main House = 935 sq. ft / 86.89 sq. m

Outbuilding = 120 sq. ft / 11.17 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 Stottesdon, head south with The Fighting Cocks pub on your right hand side. Continue on this road for about 0.3 of a mile and find The Hollies on your right hand side indicated the name plaque on the gate.

What3words: ///dignify.swim.worms

Local Authority: Shropshire Council.

Services: Mains water, electricity. Private drainage. Oil fired Rayburn.

Council Tax: Band D

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.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB

01584 817977

ludlow@markwigginc.co.uk

www.markwigginc.co.uk

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 February 2023. Photographs dated February 2023. 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