

The Bothy, 9 Cound Park Gardens, Cound, Shrewsbury, SY5 6BN

Shrewsbury & Country House Sales

MILLER EVANS



The Bothy, 9 Cound Park Gardens, Cound, Shrewsbury, SY5 6BN

£400,000 Freehold

- Superior individually designed bungalow within an exclusive gated development
- Spacious open-plan sitting/dining room with a quality fitted kitchen and adjoining utility room
- Principal bedroom with dressing area and luxurious en-suite bathroom
- Guest bedroom with en-suite shower room.
- Beautifully restored walled garden setting at Cound Park Gardens
- Double glazing and oil-fired or biomass underfloor heating
- Generous driveway providing ample parking and an attractive enclosed walled rear garden with lawn, terrace and patio.
- Finished to an exacting standard
- Exceptional rural location offering peace, privacy and a prestigious lifestyle within one of Shropshire's most sought-after developments.





A superior and individually designed two-bedroom bungalow residence, forming part of the exclusive gated development at Cound Park Gardens, set within the beautifully restored walled gardens of the historic Cound Hall. Occupying a picturesque rural setting between the county town of Shrewsbury and the stunning medieval market town of Much Wenlock, this prestigious development offers an exceptional lifestyle in one of Shropshire's most sought-after locations.

Constructed and finished to an exacting standard, the property is presented throughout to an exceptional specification, combining elegant design with modern comfort. The thoughtfully planned accommodation begins with a welcoming reception hall and guest cloakroom, leading through to a superb open-plan sitting and dining room that flows seamlessly into a beautifully appointed fitted kitchen. An adjoining utility room provides additional practicality while maintaining the home's sleek aesthetic. The impressive principal bedroom suite features a dedicated dressing area together with a luxurious en-suite bathroom, while the generously proportioned guest bedroom also enjoys the benefit of its own contemporary en-suite shower room, making the property equally suited to visiting family and friends. Further benefits include double glazing. The beautifully maintained gardens provide a delightful extension of the living accommodation and perfectly compliment this exceptional residence.

Cound Park Gardens is an outstanding and highly exclusive gated development, sympathetically created within the restored walled gardens of the magnificent Cound Hall. Surrounded by glorious Shropshire countryside, yet conveniently positioned between the county town of Shrewsbury and the charming medieval market town of Much Wenlock, it offers the perfect balance of rural tranquillity and accessibility.















ENTRANCE HALL
6'7" x 4'5"
Large store cupboard

CLOAKROOM
4'0" x 5'5"
Wash hand basin, wc

SITTING ROOM
16'0" x 17'6"
Feature fireplace with log burning stove and brick surround
Opening to:

KITCHEN
10'0" x 17'6"
Fitted with a range of matching wall and base units

UTILITY
7'0" x 7'6"
Door to garden

MASTER BEDROOM
17'4" x 9'9"
Built in wardrobe with sliding doors

DRESSING AREA
10'2" x 4'11"

EN-SUITE BATHROOM
4'8" x 8'10"
Panelled bath with shower over, wash hand basin, wc

GUEST BEDROOM 2
8'10" x 10'9"
Built in wardrobes

EN-SUITE SHOWER ROOM
6'9" x 5'0"
Corner shower cubicle, wash hand basin, wc

GARDENS & GROUNDS

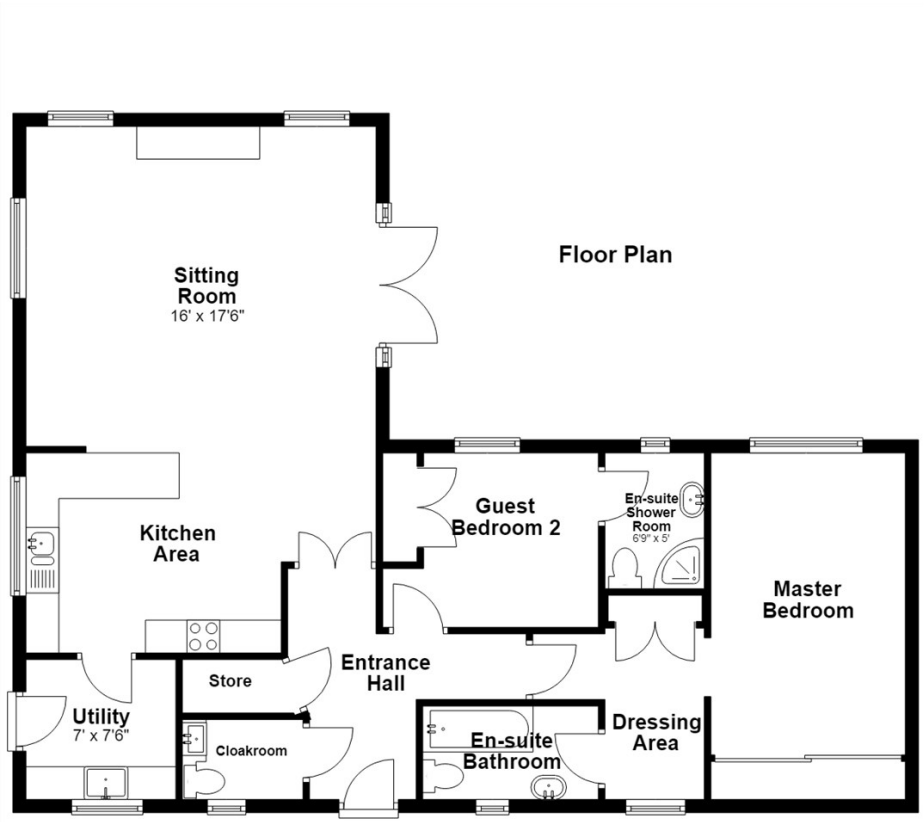
To the front of the property is a generous driveway providing ample off-road parking for several vehicles.

To the rear, the enclosed walled garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by an attractive paved terrace and patio, creating an ideal setting for outdoor dining and entertaining.



HOW TO GET THERE

When approaching from Shrewsbury take the A458 (Much Wenlock/Bridgnorth Road). Proceed through the village of Cross Houses and continue towards Cressage. Cound Park Gardens will be found on the right hand side.



Total area: approx. 1045.9 sq. feet

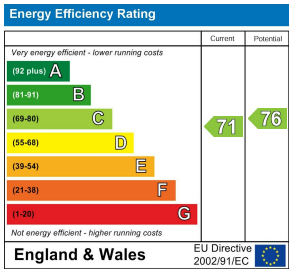
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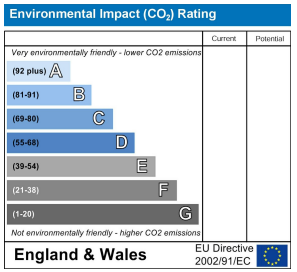
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IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage are connected to the property.

Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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