



Willow Field & Corner Cottage, Nr Shrewsbury

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# Willow Field & Corner Cottage, Ford Heath, Shrewsbury SY5 9GG

Two wonderful country properties surrounded by approximately 15.35 acres with a range of outbuildings, beautiful grounds and far-reaching views.

## Summary of accommodation

### Willow Field

#### Ground floor

Entrance hall | Kitchen breakfast room | Drawing room  
Sitting room | Dining room | Utility room | Pantry | W.C.

#### First floor

Five bedrooms | Two bathrooms | Study/bedroom 6  
W.C. | Store room

#### Energy performance certificate

Rating TBC

#### Council tax

Band G

### Corner Cottage

#### Ground floor

Kitchen/breakfast room | Living room | Dining room  
Utility room | Shower room | Car port

#### First floor

Three bedrooms | Family bathroom

#### Energy performance certificate

Rating TBC

#### Council tax

Band D

### Gardens, Grounds and Outbuildings

Individual gardens | Paddocks | Sweeping driveway  
Stabling | Barn | Field shelter | Garaging | Tennis court  
Kitchen garden | Greenhouse | Two ponds | Land totalling  
approximately 15.35 acres.

### Tenure

Freehold

### Local authority

Shropshire County Council

### Services

Mains electricity and water. Private drainage with  
separate septic tanks. Oil fired central heating at both  
properties.



9 College Hill  
Shrewsbury  
SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

01743 664200  
[shrewsbury@knightfrank.com](mailto:shrewsbury@knightfrank.com)

Tom Wright  
01743 664204  
[tom.wright@knightfrank.com](mailto:tom.wright@knightfrank.com)

## Situation

Willow Field and Corner Cottage occupy a private rural setting on the outskirts of the quiet hamlet of Ford Heath, approximately 7 miles west of Shrewsbury, surrounded by lovely open countryside, with far reaching views. The nearby County Town of Shrewsbury offers a fine selection of shops and restaurants, along with excellent recreational and educational facilities. Several highly regarded preparatory and public schools are close by, including Prestfelde, Shrewsbury School, Shrewsbury High School for Girls, as well as a number of popular state schools.

Road links are convenient, with the A5/ M54 providing access to Telford, Birmingham, and the national motorway network. There is a national train station at Shrewsbury providing direct rail links to London.

Distances: Shrewsbury 6.8 miles, Welshpool 13.5 miles, Oswestry 19 miles, Church Stretton 18 miles (Distances are approximate)

## Willow Field

A central hallway gives access to the primary ground floor rooms. The drawing room, kitchen/breakfast room and sitting room are found to the south of the house, their orientation filling them with natural light and making the utmost of the open views. The kitchen breakfast room has a range of fitted units and a beautiful bay window, giving an excellent feeling of connection to the gardens. Adjacent is a large, useful utility/boot room (with separate external access) and a comfortable sitting room with French doors out to a rear terrace. The drawing room is found nearby, an elegant space with an open fire and views of the gardens from two aspects. A large dining room completes the reception space, with its characterful beamed ceiling, arched windows and open fire.

Stairs rise to the first floors where a split landing gives access to five double bedrooms and two bathrooms (one en-suite). Many of these bedrooms have delightful views over the grounds and surrounding countryside. A useful study or additional bedroom complete this floor, along with an airing cupboard and storeroom.





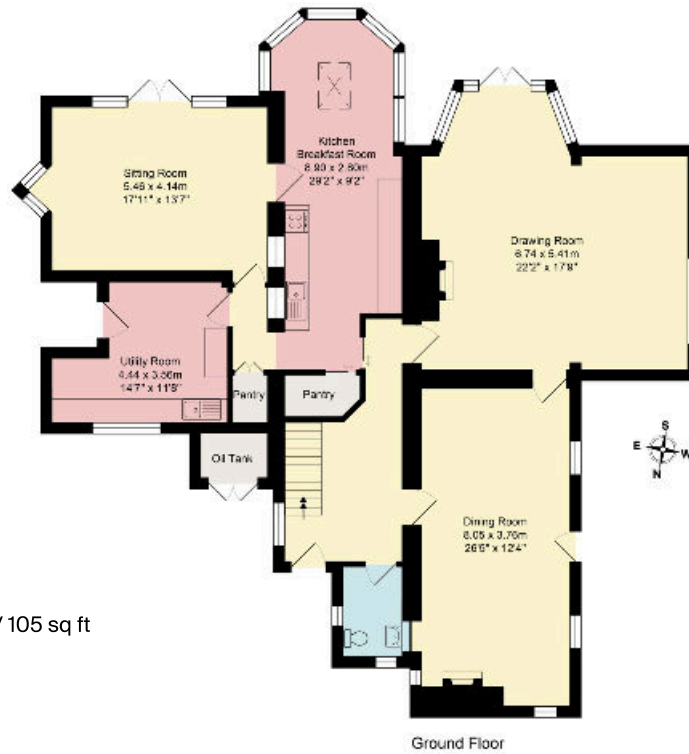




A charming property with well-balanced accommodation and plenty of character.

# Willow Field

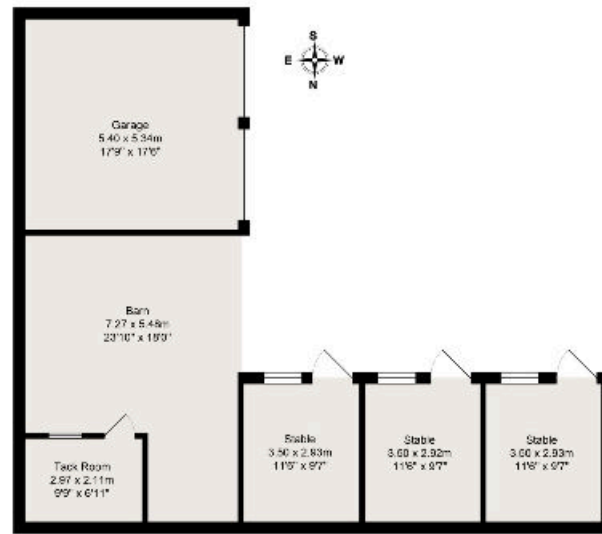
Approximate Gross Internal Floor Area  
 Willow Field 315 sq m / 3391 sq ft  
 Garage, Stable 101 sq m / 1090 sq ft  
 Greenhouse and Tennis Shelter 9 sq m / 105 sq ft  
 Field Shelter 46 sq m / 496 sq ft



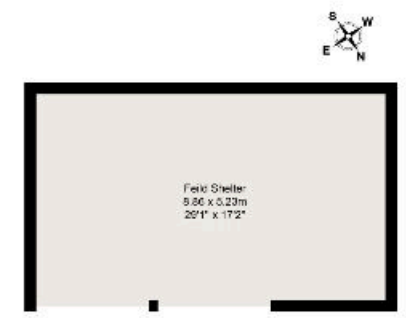
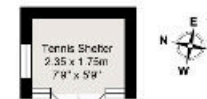
Ground Floor



First Floor



Garage & Stables



Field Shelter





## Corner Cottage

Corner Cottage is a delightful, detached country cottage, with pretty gardens and a private driveway. The house has a southerly orientation to the rear, with far-reaching views towards the Welsh Hills.

The cottage has a generous kitchen breakfast room, with range of fitted units and views over the gardens. Two reception rooms are found adjacent, a characterful sitting room with exposed beams and inglenook fireplace, and a nearby dining room, with an open fire and views over the grounds.

Stairs rise to the first floor which offers three bedrooms and a family bathroom. Please note that one of the bedrooms is accessed via another of the bedrooms.

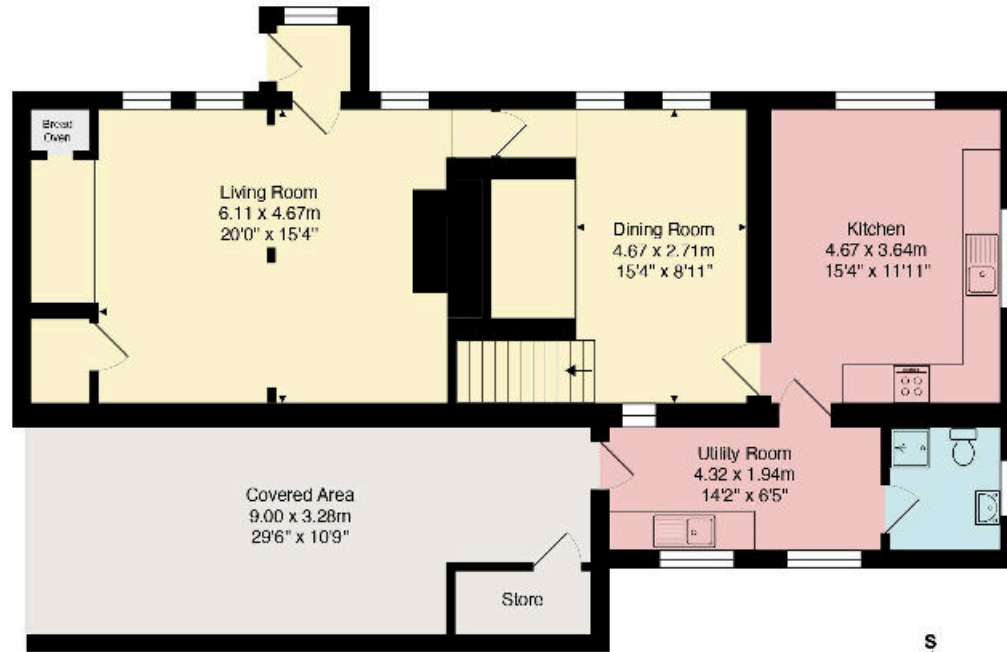




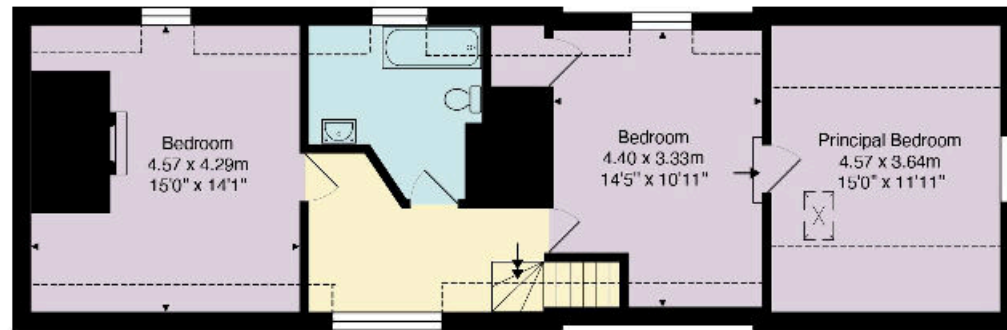
A delightful, detached cottage, with pretty gardens, a southerly orientation to the rear and far-reaching views.

# Corner Cottage

Approximate Gross Internal Floor Area  
Corner Cottage 158 sq m / 1701 sq ft  
Covered area and store 30.5 sq m / 328 sq ft



Ground Floor



First Floor

## Garden and Grounds

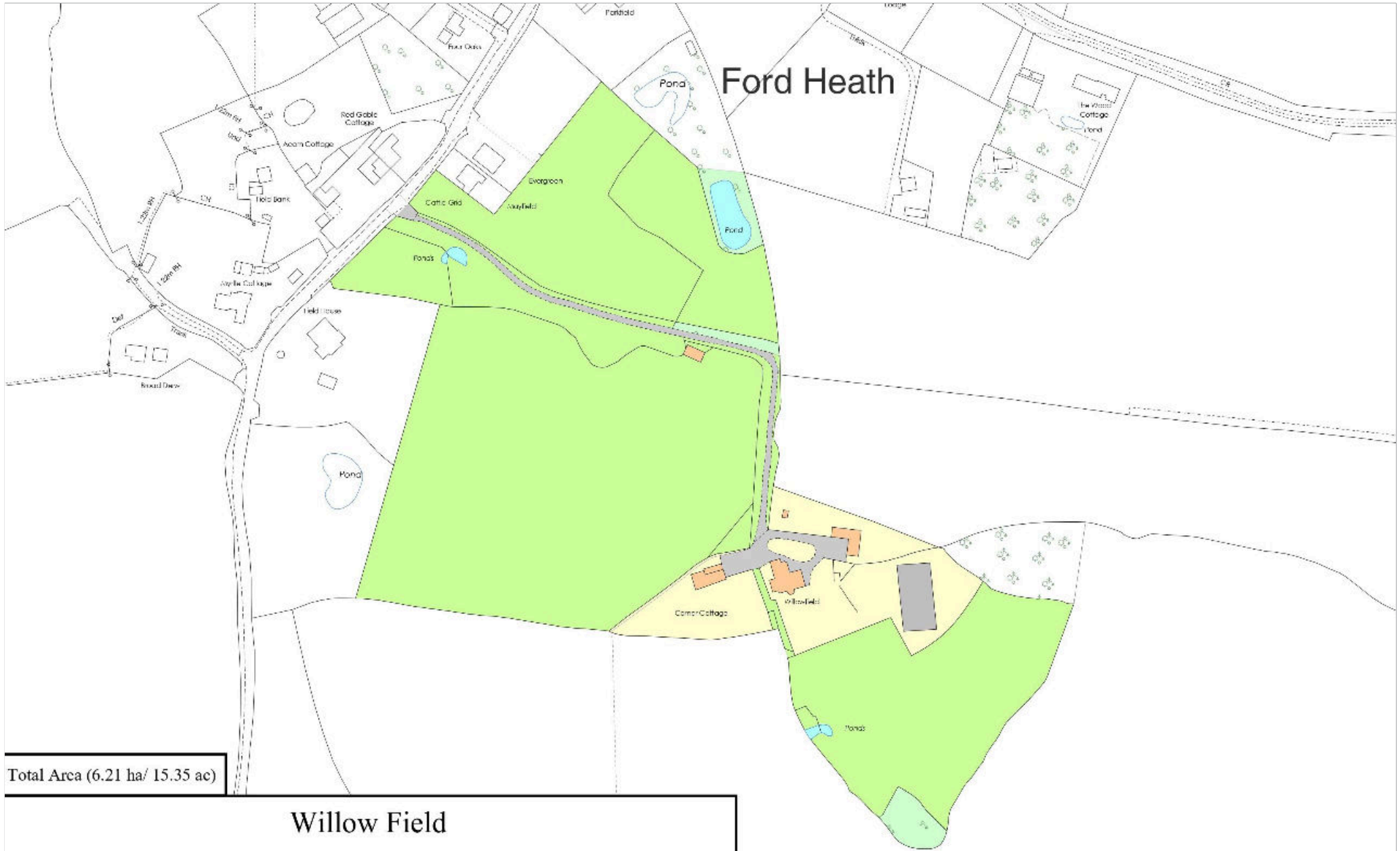
A long sweeping driveway leads to Willow Field and Corner Cottage, each with outbuildings, separate landscaped gardens, and private parking.

South of Willow Field is a large lawned area, flanked by mature borders and established trees. Adjacent is a productive kitchen garden with a greenhouse. Nearby is a range of outbuildings, including stables, a barn, and garages. Beyond the gardens is a tennis court, backed by woodland, and a paddock protecting the integrity and views.

Corner Cottage sits in over half an acre of south-facing private garden, mainly laid to lawn. Its driveway leads to a carport and garden store.

In addition to both properties immediate grounds are ring fenced fields and a useful field shelter south of the drive. Two ponds are surrounded by established mixed woodland.





Total Area (6.21 ha/ 15.35 ac)

## Willow Field

Location SJ 404 110  
 Scale 1:2,500 @ A4  
 Drawing No. Y23062-03  
 Date 02.09.24



Based on Ordnance Survey 1:2,500  
 mapping with the permission of  
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## Agents Note

The owners propose to enter an overage agreement onto part of the land North of the driveway. Please ask the agents for further information.

There is a footpath that passes along part of the driveway, please see the land plan and ask the agent for further information.

## Directions (SY5 9GG)

From the A5, west of Shrewsbury, take the B4386. After approximately three miles, take the right-hand turn signposted Ford and Montford Bridge. At the T junction, turn left and after a short distance, at the crossroads, turn left again. The driveway for Willow Field and Corner Cottage will be found after a short distance on your left-hand side. Pass over the cattle grid and along the driveway and both houses will be found in front of you.

W3W: ///delusions.flexed.mugs



