



1 JASMINE COTTAGES

HORTON, WEM, SHROPSHIRE | SY4 5NA

A Renovated Country Home Set Within Approximately 4 Acres

Offers In The Region Of £TBC



WELCH
ESTATE AGENTS

Country Living with Approximately 4 Acres

A modern semi-detached home in a peaceful rural setting, offered with approximately 4 acres of land, a range of outbuildings, a large hardstanding and planning permission for a rear extension. An exceptional opportunity for equestrian buyers, smallholders and anyone looking for the country lifestyle, just a short drive from Wem.

The current owners have renovated the property throughout. Work includes a rendered exterior, grey-framed replacement windows, a new front porch, composite fencing to the frontage, and a modern kitchen and bathrooms. Two wood-burning stoves and exposed beams give the home real country character.

The sale includes the house, gardens and parking; a timber outbuilding; stores and open-fronted shelters; a large hardstanding with its own gated access from the lane; and a long paddock stretching away behind the property, bounded by mature hedgerows and post-and-rail fencing.





ACCOMMODATION

Well-planned, renovated accommodation with flexible space for country living.

Ground Floor

- Porch & Reception Hall
- Lounge with Wood-Burning Stove
- Dining Room with Wood-Burning Stove
- Kitchen with Breakfast Bar
- Utility / Boot Room with Storage Cupboards
- Family Bathroom

First Floor

- Three Bedrooms
- Dressing Room with Fitted Wardrobes
- En-Suite with Freestanding Bath & Walk-In Shower

Outside

- Approximately 4 Acres including Paddock
- Timber Outbuilding, Stores & Open-Fronted Shelters
- Large Hardstanding with Gated Access
- Off-Road Parking & Lawned Gardens



The Heart of the Home

A glazed porch opens into the reception hall, which has a built-in storage cupboard and leads to the main rooms.

The lounge is a cosy, front-facing room with exposed ceiling beams and a brick fireplace housing a wood-burning stove, with an arched log store alongside. Across the hall, the dual-aspect dining room has space for a family table and a second wood-burning stove on a slate hearth beneath an oak beam mantel.

The kitchen runs across the rear of the house, fitted with cream Shaker-style units, wood-effect worktops, a built-in oven and a breakfast bar, with a window over the sink looking straight out onto the land.

The utility/boot room has fitted storage cupboards and its own external door, ideal for coats, boots and riding kit. A ground-floor family bathroom with shower completes the accommodation, handy after time outdoors.





BEDROOMS

The landing leads to three bedrooms. Bedroom one is a front-facing double with built-in wardrobes, bedroom two is a dual-aspect double, and bedroom three sits at the rear with views over the paddock.

Dressing Room

Next to bedroom one, the dressing room is lined with fitted wardrobes, drawers and shelving and has a window overlooking the land.

En-Suite

A contemporary en-suite with a freestanding slipper bath, a separate walk-in shower, a vanity basin with black fittings, a WC and a heated towel rail.



The Land & Outbuildings

The front of the house has a composite-fenced garden and a paved forecourt with off-road parking. To the side and rear are lawned gardens with a paved patio looking out across open fields.

Further along the plot is a timber outbuilding, and beyond it a group of stores, open-fronted shelters and a log store. These sit beside a large hardstanding with its own gated access from the lane, offering room for a horsebox, trailers, machinery or extra vehicles, and potential for stabling (subject to any necessary consents).

The paddock runs back from the house and outbuildings, enclosed by mature hedging and post-and-rail fencing, and would suit grazing, turnout or a menage (subject to consent). In all, the property extends to approximately 4 acres, with quiet lanes nearby for hacking out.





PLANNING PERMISSION

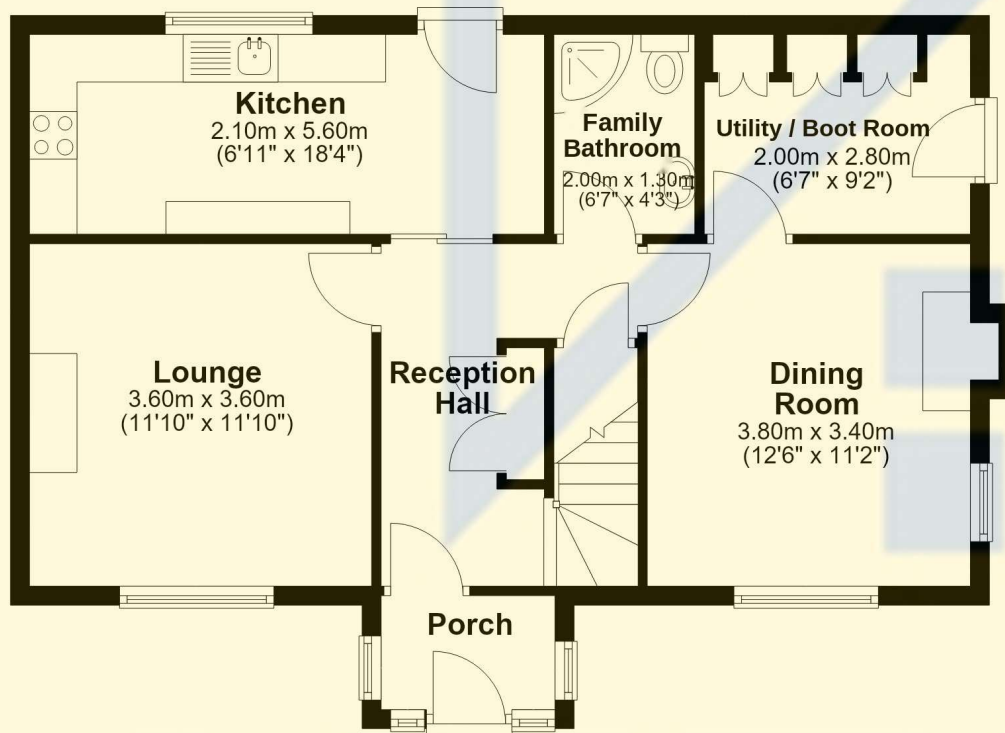
Boundary shown in red is approximate and for guidance only.

The property benefits from planning permission from Shropshire Council under reference [23/05006/FUL](#) for a single-storey rear extension, a new front and side porch, external render and replacement windows, and replacement of the former garage with a new outbuilding comprising a garage and store. The render, windows and porch have been completed, leaving the rear extension and garage/store for a buyer to add further space and value. Full details can be viewed on the Shropshire Council planning portal.



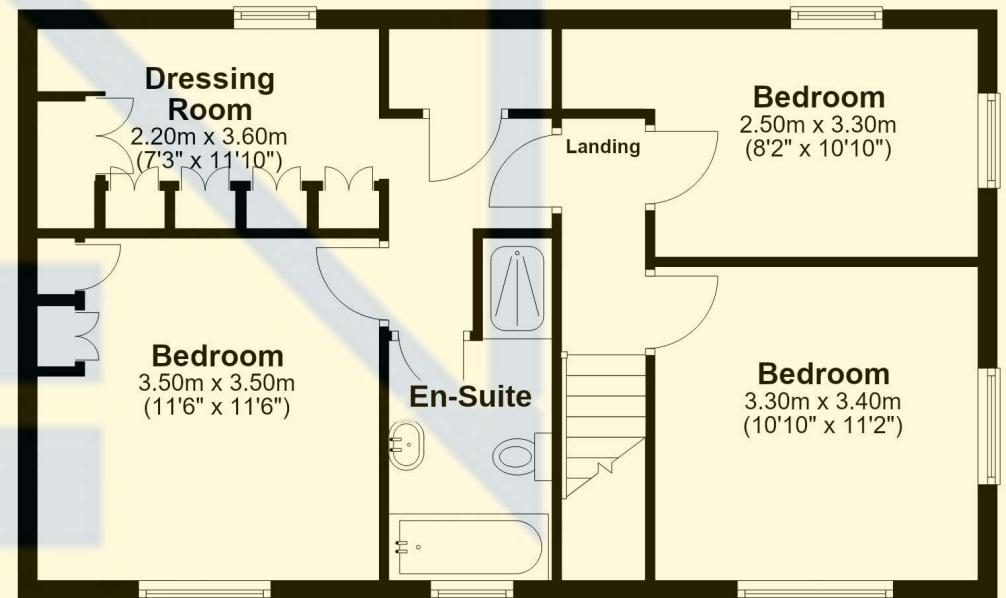
Ground Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 sq. feet)

Location – Horton & Wem

Horton is a quiet rural hamlet surrounded by farmland and quiet lanes, ideal for hacking out, walking and cycling, with long views over the north Shropshire countryside.

The market town of Wem is a short drive away, offering independent shops, supermarkets, cafés and pubs, primary and secondary schools, a swimming pool and healthcare facilities. Wem railway station has direct services to Shrewsbury and Crewe, and the A49 gives easy access to Shrewsbury and Whitchurch. Farm suppliers, feed merchants and equestrian services are all within reach.

Anti-Money Laundering

Under current Anti-Money Laundering Regulations, Welch Estate Agents must verify the identity of all purchasers before a sale can be formally agreed. These checks are carried out securely through our compliance partner, Movebutler, who will contact the successful purchaser to complete identity and Anti-Money Laundering checks. These may include proof of identity, proof of address and, where appropriate, evidence of the source of funds. A small verification fee may apply, payable directly to Movebutler.

Referral Disclosure

Welch Estate Agents may recommend services through Movebutler, including conveyancing, mortgage advice, removals and utility providers. If you choose to use these services, Welch Estate Agents may receive a referral fee. You are under no obligation to use any recommended provider.

Key Features

- Renovated semi-detached country home
- Approximately 4 acres including paddock
- Timber outbuilding, stores & open-fronted shelters
- Large hardstanding with gated access from the lane
- Three bedrooms, dressing room & two bathrooms
- Two wood-burning stoves
- Planning permission for rear extension & garage/store (ref. 23/05006/FUL)
- Ideal for equestrian & smallholding buyers

Services & Tenure

We understand the property has oil-fired central heating, private drainage via a septic tank, and mains water and electricity. Welch Estate Agents have not tested any services, systems or appliances.

Tenure: Freehold | **Council Tax:** Shropshire Council, Band C | **EPC:** C

Viewing

Viewing is strictly by appointment through Welch Estate Agents, 2 High Street, Wem, SY4 5AA.

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