



£700,000 Offers Over

Wild Rose Cottage, Gravels Bank, Minsterley, Shrewsbury

Character Property | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Registered smallholding offering approx. 13.5 acres of diverse land
- Superb equestrian facilities
- 3 distinct dwellings: a main cottage & separate studio annexes
- Breathtaking panoramic views across the Shropshire Hills
- Useful range of outbuildings

Property Description

An exceptional registered smallholding/equestrian estate in the Shropshire Hills AONB, Wild Rose Cottage offers three distinct dwellings on approximately 13.5 diverse acres, boasting stunning Stiperstones views and vast potential for income, multi-generational living, or a tranquil rural lifestyle.

Main Particulars

Embrace a unique lifestyle opportunity with Wild Rose Cottage, a registered smallholding and/or exceptional equestrian property nestled within approximately 13.5 acres of captivating pasture land, formal gardens, wild terrain, and enchanting coppices, with a stream meandering along the boundary. This remarkable estate, currently geared for equestrian use with extensive stabling, offers not one, but three distinct dwellings: the charming three-bedroom Wild Rose Cottage, the characterful Haymakers Cottage (a studio cottage), and The Gleanings, a commercial-use studio boasting spectacular, far-reaching views towards the iconic Stiperstones. Wild Rose Cottage presents a multitude of options for a tranquil lifestyle, an income-generating business (subject to relevant permissions), or multi-generational family living in the heart of the Shropshire Hills Area of Outstanding Natural Beauty (AONB).

Wild Rose Cottage itself is a characterful stone building, radiating traditional charm with its timber doors and windows. An attached single garage and a driveway are situated to the front. A delightful picket fence and gate mark the boundary, leading to the front door which opens into a welcoming Porch.

From the porch, you enter a Hallway where stairs rise to the first floor. A door leads into the inviting Living Room, a space that showcases an exposed stone wall as a stunning feature, complemented by a cosy wood-burning stove - perfect for cooler evenings. Another door from the hallway reveals the Kitchen/Dining Room. This heart-of-the-home space also features an exposed stone wall and enjoys lovely views, beautifully framing the country-style garden beyond. Flowing naturally from the kitchen is a handy Utility/Boot Room, providing practical space and convenient access to the rear garden. The ground floor also benefits from a dedicated Home Office space, ideal for those working from remotely or requiring a quiet study area.

To the first floor, you will find three bedrooms: one comfortable double bedroom and two well-proportioned single bedrooms. A Family Bathroom, fitted with a bath and overhead shower, serves the upstairs accommodation.

The Gardens specific to Wild Rose Cottage are thoughtfully divided into different 'garden rooms'. These include a formal patio area, perfect for outdoor relaxation (jacuzzi available by separate negotiation), a lawn area, a dedicated chicken run, and raised vegetable beds for the keen gardener, along with a useful garden shed.

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Private Garden

Haymakers Cottage

This charming, converted cow shed now serves as delightful open-plan studio accommodation. Brimming with character, Haymakers Cottage features vaulted ceilings, exposed stone and beams, and a multi-fuel burning stove creating a warm and inviting atmosphere. It includes a well-equipped kitchenette and en-suite facilities, and benefits from disabled access, making it versatile guest accommodation or a potential holiday let.

The Gleanings

Currently registered for commercial use, The Gleanings is another impressive open-plan studio. It features a kitchenette and a shower room. A true highlight is its glazed doors opening onto a private decking area, specifically designed to capture the stunning panoramic views over the property's extensive pasture land and beyond to the dramatic silhouette of The Stiperstones and the surrounding rolling hills. This space offers incredible potential for a variety of uses, subject to relevant permissions.

A large car park provides additional parking for both studio cottages. A timber vehicle gate from this car park allows access onto the Yard, which leads directly to the equestrian facilities.

Equestrian Facilities & Land

For equestrian enthusiasts, the property is exceptionally well-equipped. There are two large stables, one small stable, and a substantial hay barn. A dedicated tack room and workshop further support equestrian or smallholding activities.

The approximately 13.5 acres of land accompanying Wild Rose Cottage are a superb blend of well-maintained pasture, steeper sloped terrain, and enchanting wild areas with coppices. A stream meanders through the property boundary, adding to its natural charm. The varied topography, including the sloped ground, is characteristic of the Shropshire Hills AONB and is instrumental in providing the truly spectacular, far-reaching views. This diverse land is perfect for grazing, exploring, and offers fantastic potential for those dreaming of a self-sufficient lifestyle, particularly as it is a registered smallholding.

Overall Potential

Wild Rose Cottage is more than just a home; it's a lifestyle destination. It offers a multitude of exciting possibilities, whether you're seeking a smallholding to live off the land, an equestrian paradise, a base for a lifestyle business (such as holiday lets, subject to necessary consents), or a unique solution for multi-generational family living with its separate annexe-style accommodations.

For those interested in a self-sufficient lifestyle, the registered smallholding status of Wild Rose Cottage, combined with the natural resources of the area, provides an exceptional foundation.

Why Gravels Bank is a Great Place to Live

Situated in the hamlet of Gravels Bank, nestled deep within the Shropshire Hills, an Area of Outstanding Natural Beauty. This legally protected landscape is cherished for its breathtaking quality of environment, its diverse & contrasting scenery encompassing rolling hills, traditional farmland, ancient woodlands, and meandering rivers. It's a living, working landscape, adored by both locals and visitors.

The very nature of the AONB, with its dramatic, often steep-sloped terrain, is what creates the stunning, panoramic vistas that properties like Wild Rose Cottage enjoy, particularly towards iconic landmarks such as The Stiperstones with its distinctive Devil's Chair. This dramatic landscape is a haven for wildlife and offers unparalleled opportunities for outdoor pursuits, including walking, hiking, cycling, and horse riding, with countless trails & bridleways accessible directly from or near the property.

Services

Wild Rose Cottage is serviced by oil-fired central heating, mains water, and mains electricity, with drainage managed by a private septic tank. The cottage also benefits from a fibre broadband connection, ensuring good internet speeds.

The two annexe accommodations, Haymakers Cottage and The Gleanings, are both equipped with electric heating and each features a cosy multi-fuel burning stove. They are connected to mains water and mains electricity. Drainage for both annexes is to a shared septic tank, separate from the main cottage's system.

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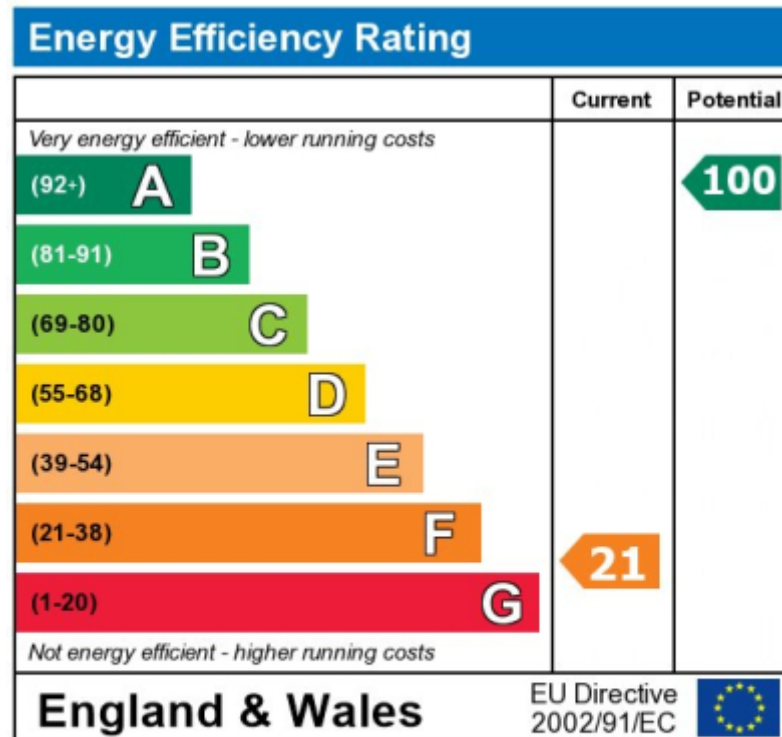
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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