



£415,000 Guide Price

Old Cross Guns, Crows Nest, Shrewsbury

Character Property | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- A Rich and Deep History
- Blending Old-World Charm with Modern Comfort
- Exquisite Period Features
- Four Unique Bedrooms
- Garden with a Workshop
- Elevated Terrace
- A True Outdoor Lifestyle
- Peaceful and Private Setting

## Property Description

Nestled in the Shropshire hills, Old Cross Guns is a unique 4-bedroom property with a rich history as part of an old miner's pub, with parts dating back over 400 years. Lovingly restored, it blends original charm with modern comforts.

## Main Particulars

Kitchen | Dining | Lounge | Snug | Downstairs shower room | Four bedrooms | Bathroom | Utility | Off road parking | Workshop | Garden

Minsterley 2 miles, Shrewsbury 12 miles, Church Stretton 12 miles, Bishops Castle 13 miles

Hidden amongst the rolling Shropshire hills, a captivating story awaits. Introducing Old Cross Guns, a magnificent 4-bedroom home with a history as rich and deep as the land it stands on. Parts of this enchanting property date back over 400 years, and it has been lovingly and painstakingly restored by its current owners to blend its incredible history with all the comforts of modern living.

From the moment you arrive, the home's unique character shines through. The frontage is a sweet-scented haven, with a romantic garden bursting with roses and lavender, leading you to a chunky oak front door. Step inside, and you'll find a home that feels both expansive and wonderfully cosy.

The heart of the home is a quaint, light-filled kitchen featuring a bespoke timber design, a mix of oak and granite worktops, and a classic Belfast sink looking out over the front garden. A magnificent exposed stone wall showcases a stunning inglenook with an oak beam over a beautiful cream Rayburn. This Rayburn isn't just a decorative feature; it's a hardworking centrepiece that handles cooking, heating, and hot water. The kitchen's original stone flooring flows seamlessly into the dining room, creating a perfect space for entertaining.

Just off the kitchen is a cosy lounge, where a log-burning stove is set inside a brick inset, just waiting to be lit on a chilly evening. Exposed ceiling beams and two front-facing windows add to the charm. A door from the lounge leads to a versatile room, believed to have been an old stable, with stone floors and a lovely curved wall. It is currently a craft room but could easily become a brilliant home office or snug.

Wandering through this home is a journey of discovery. The inner hallway reveals a second staircase and a modern, beautifully appointed downstairs shower room with a walk-in shower and a period-style radiator. This staircase leads you to the smaller, third bedroom and a wonderful master bedroom. The master bedroom is a tranquil retreat with a floor-level window offering spectacular views and a rugged, white-painted stone fireplace. Two Velux windows fill the space with natural light, creating a bright and airy feel.

From the master bedroom, a second door leads to the second bedroom, a spacious double room with a vaulted ceiling and exposed beams. Double doors from here open onto a delightful landing, where the home's history truly comes to life. A vaulted ceiling, exposed beams, and a stunning exposed stone wall create a captivating space. The original wide floorboards, once a dancefloor for locals in the building's days as a social club, whisper stories of a bygone era.

Off the landing, you'll find a family bathroom, a fourth bedroom, and a practical utility room-the perfect spot for storing muddy boots after a walk in the nearby hills. This room also has a door leading directly to the rear driveway.

Tenure: Freehold

Parking options: Driveway

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains

### **A True Paradise at the Rear**

To the rear of the property, a gravelled driveway provides parking for two vehicles. Timber gates lead to a private garden with an immediate concrete-covered area that provides a useful extension to the large workshop, which is equipped with lighting and electricity. A picket fence and gate separate this area from a charming formal garden. Here, a concrete path leads you through a formal lawn, divided by railway sleepers, to a potting shed at the end. An exposed stone face provides a beautiful natural feature in the landscape, and the owners have incorporated steps to make the space more useable. The real highlight is a purpose-built elevated terrace situated on top of the workshop, offering a stunning, elevated seating area with spectacular views over the Stiperstones.

### **Services**

Mains water, drainage and electricity. Oil central heating via Rayburn.

### **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 you should take advice from your legal representatives and Surveyor.

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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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