

The Rowans

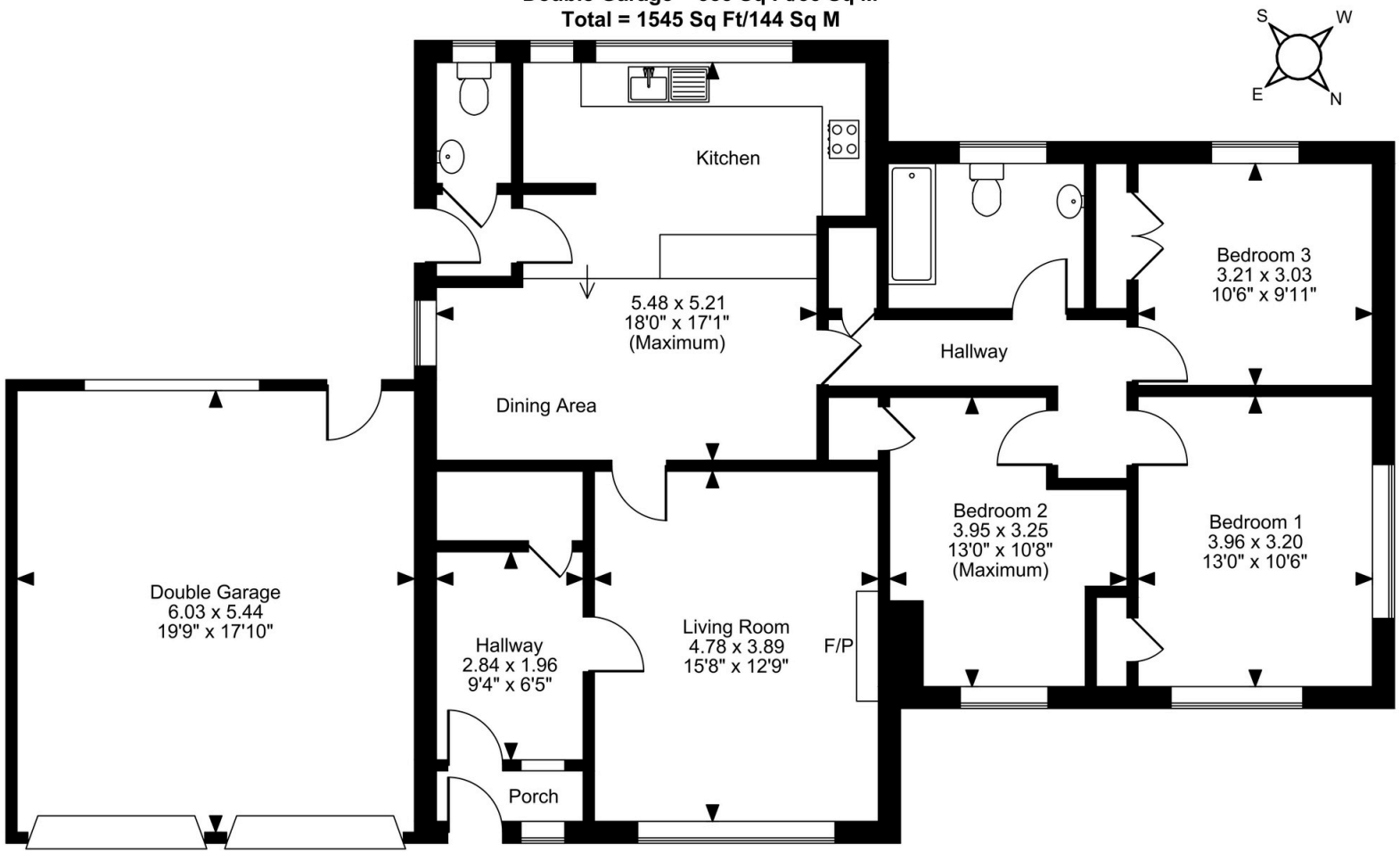
Longnor | Shrewsbury | Shropshire | SY5 7PP

Balfours
PROPERTY PROFESSIONALS





The Rowans, Longnor, Shrewsbury
Approximate Gross Internal Area
Main House = 1192 Sq Ft/111 Sq M
Double Garage = 353 Sq Ft/33 Sq M
Total = 1545 Sq Ft/144 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676459/KRA

The Rowans

Longnor | Shrewsbury | Shropshire | SY5 7PP

Church Stretton 5.6 miles, Shrewsbury 8.8 miles and Telford 20.6 miles (All distances are approximate).

A flexible three-bedroom bungalow with plenty of potential, set in a peaceful Shropshire village location.

Key Features

- Village Setting
- Close Proximity to Shrewsbury
- Front Porch
- Entrance Hall
- Sitting Room
- Dining Area
- Kitchen
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Potential for Modernisation
- Off-Street Parking
- Gardens
- Double Garage
- Freehold
- EPC: E

The Rowans is a comfortable detached bungalow with three bedrooms and flexible, accessible accommodation. Set within the popular village of Longnor and surrounded by rolling Shropshire countryside eight miles south of Shrewsbury, the property offers potential for modernisation and expansion into the attic space already partly converted, as well as spacious gardens with landscaping opportunities.

At the front of the property, the porch leads to a hallway with a door to the the well-proportioned sitting room; with its panoramic front window welcoming plenty of natural light and its feature fireplace, the sitting room provides a cosy and relaxing space in which to spend time as a family.

Towards the rear, there is an open-plan kitchen dining area, providing further social space for everyday living. The dining area has space for a family dining table, while the kitchen has fitted wooden units, a breakfast bar and integrated appliances, including a dishwasher, a double oven and gas hob.

There are three double bedrooms located on the ground level. The main bedroom is dual aspect, while all three bedrooms benefit from built-in cupboard space. One bedroom is currently used as another reception room, but would also function as a study. Additionally, there is a family bathroom with an electric over-bath shower. There is plenty of scope to reconfigure, renovate or extend the existing accommodation, subject to requirements and planning consents.

Outside

At the front of the property, the tarmac driveway leads to a well-proportioned parking area for several vehicles, in front of the integrated double garage. The garage offers parking for two vehicles, storage and workshop space, plus the potential for conversion into further living accommodation, subject to the necessary permissions.

The gardens to the front have an area of lawn, bordered by established hedgerows and various shrubs and flowering perennials. At the rear, the gardens are south-facing and have an additional area of lawn, lined by mature trees and a wealth of shrubs, while the patio at the side of the house offers space for al fresco dining, as well as a greenhouse.















General

Services: Mains water and electricity. Oil fired heating. Septic tank drainage.

Council Tax: Band D

Postcode: SY5 7PP

Local Authority: Shropshire Council (0345 678 9000)

Mobile Signal: EE ✓ three ✓ (Variable) O2 ✓ Vodafone ✓

Broadband Speed: Our research has indicated that Superfast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea and Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



Directions: From the Bayston Hill Roundabout, proceed south on the A49. Continue on the A49 for 5.9 miles then turn left (signposted Longnor/Frodesley/Acton Burnell. Continue for 0.3 miles and turn right, keep right and follow the road. Pass the school on the left, and a short distance down the road The Rowans will be on your right.

what3words: connects.picnic.tell

Viewing strictly by appointment through Balfours

OnTheMarket.com rightmove www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1 UKLANDandFARMS.co.uk naea | propertymark PROTECTED The Property Ombudsman

Photographs & Particulars: January 2026

Balfours is an independent firm of Chartered Surveyors with offices in Hereford, Ludlow, Shrewsbury and London. Balfours is the trading name of Balfours LLP, registered no. OC.313264, authorised and regulated by the Financial Conduct Authority.