

Carmel House, 47 The Mount, Shrewsbury, Shropshire, SY3 8PP

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers In The Region Of £1,200,000

Viewing: strictly by appointment through the agent

Accommodation

Impressive storm porch with period stone pillars, reception hallway, bay fronted drawing room, bay fronted dining room, kitchen / breakfast room, garden room / study, rear lobby, cloakroom, cellar. First floor landing, three large double bedrooms, two bathrooms, separate wc. Second floor landing having two further double bedrooms. Detached coach house having a large garage, adjoining workshop / garden store, first floor studio area. Substantial driveway, landscaped grounds with the rear gardens being part walled and having a southerly facing aspect. Many period features, gas fired central heating. Viewing is essential.

Impressive period storm porch with stone pillars, quarry tiled floor and wooden framed glazed double entrance doors, giving access to:

Reception Hallway

Having stone tiled floor, radiator, cornicing to ceiling, cloaks cupboard, wall mounted alarm control panel. Wooden panel door from reception hallway gives access to:

Bay Fronted Drawing Room

23'10" max into bay and alcove x 14'1"

Having a large walk-in bay with three glazed sash windows with original fitted shutters, open fire with tiled hearth and decorative fire surround, two feature alcoves with wall light points, cornicing to ceiling, exposed oak wooden flooring, radiator. Sealed unit double glazed French doors, giving access to rear gardens.

Wooden panel door from reception hallway gives access to:

Bay Fronted Dining Room

27'5" max into bay x 14'0"

Having a large walk in bay window with four glazed sash windows, further glazed sash window to side with original fitted shutters, two radiators, moulded cornicing to ceiling, open fireplace with tiled hearth and decorative fire surround.

Wooden panel door from reception hallway gives access to:

Attractive Kitchen / Breakfast Room

16'11" x 15'2" max into recess

Having a range of attractive, bespoke, eye level and base units with built in cupboards and drawers, fitted unpolished granite worktops with inset twin ceramic sink with antique-style mixer tap over, Aga cooker with display units to either side and fitted tiled tops, a large 30 pane glazed sash window with original fitted shutters, fitted plate rack, Amtico tiled effect floor covering, radiator, exposed beams to ceiling, integrated microwave combination oven, feature imposing stone fire surround with timber mantle, integrated fridge / freezer with matching fascias. Wooden panel door from kitchen / breakfast room gives access to:

Rear Lobby

Having Amtico tiled effect floor covering, part glazed door giving access to side of property. Interconnecting door to dining room. Wooden panel door from rear lobby then gives access to:

Cloakroom

9'0" x 4'10"

Having glazed sash window to side, high flush wc, shaped wall mounted wash hand basin, Amtico tiled effect floor covering, radiator.

Wooden panel door from kitchen / breakfast room gives access to:

Garden Room / Office

14'2" x 10'3"

Having sealed unit double glazed French doors, giving access to rear gardens, radiator, fitted desk with built in drawers and storage cupboards, eye level display unit with fitted cupboards to either side, exposed brick hearth with space for wood burning stove fire etc with inset timber mantle, radiator and two wall light points.

Wooden panel door from kitchen / breakfast room gives access to an exposed wooden staircase which leads to:

Large Cellar

Having three sections.





Section One

17'8" x 13'7"

This area of the cellar is currently used as a games room and comprises: floor mounted Ideal Standard gas fired central heating boiler, glazed window, exposed beams to ceiling, radiator, fitted power and light.

Section Two

10'4" x 9'7"

Having a wall mounted electric heater, fitted power and light.

Section Three

9'7" x 4'10"

Currently being used as a wine store. Having fitted stone worktops and power and light.

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From reception hallway and impressive an original wooden staircase with painted wrought iron railings and wooden banister leads to:

Large First Floor Landing

Having glazed sash window, cornicing to ceiling and two radiators. From first floor landing wooden panel doors give access to three bedrooms, two bathrooms and separate wc.

Main Bedroom

20'6" max into alcove x 14'1"

Having two glazed sash windows, one of which having fitted original shutters, overlooking the front and rear gardens of the property. An extensive range of fitted wardrobes with eye level storage cupboards above, two feature alcoves, one of which having a fitted book shelf and the other a vanity unit with wash hand basin and marble surround and fitted drawers to side with centralised mirror and spotlights above. Two radiators.

Bedroom

18'6" x 14'1" max

Having two glazed sash windows, overlooking the gardens and driveway of the property. Radiator plus additional wall mounted electric heater, cornicing to ceiling, two wall light points and wooden panel door, giving access to bathroom one.

Bedroom

11'9" x 10'3"

Having glazed sash window, radiator, cornicing to ceiling, large airing cupboard with hot water tank cylinder unit.

Bathroom One

14'1" x 11'2"

Having a roll top bath, corner shower / steam cubicle, having modern steam feature with mixer shower over. Pedestal wash hand basin, low flush wc, heated towel rail, radiator, glazed sash window, two wall light points, cornicing to ceiling.

Bathroom Two

14'2" x 8'7"

Having a timber-style panel bath with shower attachment off taps with glazed folding shower screen to side, pedestal wash hand basin, heated towel rail, radiator, space for washing machine with storage cupboard and drawer to side with fitted worktop above. Two shelved store cupboards with centralised drawers, seating area, eye level store cupboard and light, cornicing to ceiling, glazed sash window, radiator.

Separate WC

Having low flush wc, pedestal wash hand basin with tiled splash surround, radiator, glazed window, cornicing to ceiling.

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From first floor landing, staircase rises to:

Second Floor Landing

Having wooden panel doors, giving access to two further bedrooms.

Bedroom

16'0" max x 13'6" max

Having part sloping ceilings with exposed painted timbers, glazed sash window, radiator. Two custom fitted bed frames with built in storage, fitted double wardrobe.

Bedroom

16'1" x 10'4"

Having part sloping ceilings with exposed painted timbers, glazed sash window with pleasing aspect towards neighbouring properties, radiator, built in shelved double store cupboard. Door then gives access to:

Useful Attic Storage Space

16'10" x 9'1"

Having restricted head height with exposed timbers, exposed wooden flooring, glazed roof window and water tank.

Outside

The property is approached via double timber gates which lead to a tarmac driveway with mature plantation, trees, shrubs etc to side. Access is then given to an extremely large stoned driveway, providing off-street parking for a high number of vehicles. The front garden of the property is mainly laid to lawn with fruit trees, a variety of well established trees screening The Mount, small rockery section with inset shrubs.

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From one side of the stoned driveway access is given to:

Detached Brick Built Coach House With Garage

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Timber double doors give access to:

Annexed accommodation

23'5" x 13'4"

Two glazed windows, fitted power and light. Basic kitchen and bathroom facilities Door then gives access to:

Workshop / Garden Store

13'3" x 12'11"

Having a range of glazed windows, fitted base units, exposed wooden flooring and pedestrian service door giving access to the rear gardens.

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From the garage area an exposed wooden staircase leads to:

Large First Floor Room

37'6" x 13'7"

Two Velux roof windows, glazed window to rear, range of exposed timbers and exposed wooden flooring.

Rear Gardens

The landscaped rear gardens of the property are a pleasing feature and are generous in size. There is a pleasant paved sun terrace with a period-style wrought iron veranda over, lawned gardens with deep beds, containing a variety of specimen shrubs, plants, bushes, fruit trees and trees, ornamental water feature. A stoned and crazy paved pathway then leads to a vegetable plot with glazed greenhouse. The rear gardens have a southerly facing aspect and are enclosed to two sides by brick walling and one by timber fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



47, The Mount