



Important Notice - please read carefully

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers in the region of £550,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

A rare opportunity to acquire a rural gem comprising an immaculately presented spacious and meticulously improved three/four double bedroom detached family residence. The original parts date back to the late 1700's which have been greatly improved, extended and completely modernised by the present owners with the additional benefit of a separate and substantial triple garage with hobbies room under. There is also a beautifully presented self contained annexe/studio previously used as a holiday let but has the added flexibility of lending itself in these unprecedented times to being used as a separate home office. The property has versatile accommodation and has the potential for a variety of alternative uses (subject to the necessary planning consents) ie self contained annexe, small business etc. Set in grounds of approximately 0.25 of an acre this idyllically positioned and picturesque setting enjoys an elevated position that affords far reaching panoramic views across the nearby Stiperstones and rolling Shropshire Hills which is an Area of Outstanding Natural Beauty. The Hollow is situated near Minsterley, a popular village having a primary school, public house, a petrol station with convenience store, post office, butchers shop and veterinary surgery. The medieval towns of Ludlow and Shrewsbury are easily accessible. Viewing of this wonderful rural retreat is highly recommended by the selling agent for this superior property and fantastic position to be fully appreciated.

Accommodation:

Entrance vestibule, hallway, lounge, dining room, garden room, sun lounge, kitchen / breakfast room, rear lobby, utility room with study area, shower room with wc, first floor landing, three good sized double bedrooms, attractive family bathroom, parking forecourt, large triple garage with hobbies room beneath and self contained modern open plan one bedroom studio holiday let/studio above, this area has the added flexibility of lending itself in these unprecedented times to being used as a separate home office, all with sealed unit double glazing and oil fired central heating. Landscaped grounds with paved sun terraces and patio areas, stunning unspoilt panoramic views towards local farmland, countryside (including The Devils Chair, The Stiperstones, Pontesbury Hill), and the medieval town centre of Shrewsbury and beyond,

The accommodation in greater detail comprises the following. All measurements are approximate only.

Sealed unit double glazed double doors give access to:

Entrance vestibule:

Having a range of sealed unit double glazed windows with far reaching views towards local farmland, countryside and beyond. Door then gives access to:

Entrance hall:

Having tiled floor, radiator, exposed beams to ceiling, telephone point. Arch from entrance hall gives access to:

Dining room:

12'0 x 11'10 (3.66m x 3.61m)

Having sealed unit double glazed window with far reaching spectacular views over local farmland, countryside and beyond, tiled floor, feature exposed chimney breast, exposed beams to ceiling, radiator. Door from dining room gives access to:

Lounge:

16'10 x 13'3 (5.13m x 4.04m)

Having sealed unit double glazed window with spectacular views over local farmland, countryside and beyond, exposed beams to ceiling, feature exposed stone wall, tiled floor, radiator, sealed unit double glazed double doors from lounge give access to:

Garden room:

13'1 x 12'11 (3.99m x 3.94m)

Having stunning views towards local farmland, countryside and beyond, two radiators, tiled floor, feature stone wall, sealed unit double glazed doors from garden room gives access to:





Sun Lounge

12'10 x 5'11 (3.91m x 1.80m)

Having sealed unit double glazed windows providing attractive views over landscaped rear gardens, local farmland, countryside and beyond, stone paviour flooring, feature exposed stone wall, sealed unit double glazed french doors giving access to landscaped rear gardens.

From entrance hall door gives access to:

Attractive kitchen / breakfast room:

18'7 x 8'5 (5.66m x 2.57m)

Comprises: a range of pine eye level and base units with built-in cupboards and drawers, fitted tiled worktops with inset Belfast style sink with antique style mixer tap over, exposed beams to ceiling, a range of sealed unit double glazed windows overlooking landscaped rear gardens, space for a Range style cooker (which could be purchased by separate negotiation), set to an exposed brick hearth, tiled floor, under-stairs store cupboard, two radiators. Door from kitchen / breakfast room gives access to:

Rear lobby:

Having space for an upright fridge freezer, high level cupboard storage over fridge and freezer space, radiator, tiled floor, sealed unit double glazed window overlooking rear gardens with door giving access to the rear gardens. Door from rear lobby gives access to:

Utility room with study area:

7'9 x 6'9 (2.36m x 2.06m)

Utility room:

Having a range of pine eye level and base units with built-in cupboards and drawers, tiled worktops with inset Belfast style sink with antique style mixer tap over, floor-mounted oil fired central heating boiler, sealed unit double glazed window overlooking landscaped rear gardens, radiator.

Study area:

Space for washing machine.

Door from utility room gives access to:

Shower room with wc:

Having large tiled shower cubicle with shower over, low flush wc, wash hand basin with store cupboard below, sealed unit double glazed window, fully tiled to walls, shaver point, tiled floor.

From hallway exposed wooden staircase gives access to:

First floor landing:

Having exposed wooden flooring, sealed unit double glazed window to the rear, radiator, two exposed beams, walk-in airing cupboard with fitted hanging rail, cupboard housing hot water tank. Doors from first floor landing give access to three large bedrooms and attractive family bathroom.

Bedroom one:

21'5 x 11'8 (6.53m x 3.56m)

Having exposed wooden flooring, two radiators, a range of sealed unit double glazed windows having stunning views overlooking landscaped rear gardens, local farmland, countryside and beyond.

Bedroom two:

12'7 x 9'10 (3.84m x 3.00m)

Having two sealed unit double glazed windows with stunning views towards local farmland, countryside and beyond, exposed wooden flooring, two radiators.

Bedroom three:

11'9 x 9'11 (3.58m x 3.02m)

Having two sealed unit double glazed windows having stunning views local farmland, countryside and beyond, two radiators, loft access, exposed wooden flooring.

Attractive family bathroom:

11'6 excluding recess x 6'3 (3.51m excluding recess x 1.91m)

Comprises: a roll top bath with claw feet, mixer tap over with hand-held shower attachment off taps, low flush wc, pedestal wash hand basin, bidet, exposed wooden flooring, radiator, sealed unit double glazed window overlooking landscaped rear gardens, exposed wooden flooring, shaver point.

Outside:

From the bridleway, gated access leads to a parking forecourt providing parking for at least two vehicles. To the side of this there is a large triple garage. Below the garage there is an undercroft / hobbies area. Above the triple garage is a modern studio apartment.

Large triple garage:

32'0 x 18'7 (9.75m x 5.66m)

Having three larger than average electrically operated roller doors, three sealed unit double glazed windows with stunning views towards local farmland, countryside and beyond, Belfast style sink with hot and cold water taps over, plumbing for washing machine and tumble dryer, floor-mounted oil fired central heating boiler (for studio apartment above), fitted power and light with ample sockets, upvc double glazed door giving access to:

A large decked raised balcony area:

Having stunning views over Stiperstones, The Devils Chair, Pontesbury Hill, Shrewsbury town centre and beyond.

Tanked undercroft / hobbies room:

31'5 x 5'11 (9.58m x 1.80m)

Having a floating insulated floor, fitted power and light, three sets of upvc double glazed patio doors with windows to either side, side pedestrian double glazed door.

Modern studio apartment / holiday let:

This area has the added flexibility of lending itself in these unprecedented times to being used as a separate home office. Upvc double glazed entrance door gives access to:

Open plan kitchen / lounge / bedroom:

31'8 max reducing 21'2 minimum x 12'11 max (9.65m max reducing 6.45m minimum x 3.94m max)

The lounge and bedroom area:

Comprises: two upvc double glazed windows with stunning rural outlooks, two radiators, a range of fitted bedroom furniture.

From lounge bedroom area upvc double glazed french doors give access to a:

Walk-out balcony:

Having far reaching views over local farmland, countryside, The Stiperstones, Pontersbury Hill and towards Shrewsbury town centre.

The kitchen area:

Comprises: a range of attractive (soft close) base units with integrated fridge, electric cooker and four ring halogen hob, decorative fitted worktops with 1 1/2 stainless steel sink drainer unit with mixer tap over, luxury wood effect cushioned vinyl flooring. From kitchen area door gives access to:

Shower room:

Having a double width tiled shower cubicle with Mira main shower over and glazed sliding shower door, wash hand basin set to a vanity unit with a range of built-in cupboards below, cupboards, low flush wc, heated chrome style towel rail, upvc double glazed window with pleasing rural aspect, tiled floor, recessed spotlights to ceiling.

Outside (continued):

From the driveway gated pedestrian access leads to an Indian Sandstone stepped pathway which leads right down to the entrance vestibule of the property. To the side of the pathway is a block and brick glazed greenhouse with automatic roof light and sliding door to side, small vegetable plot, neatly kept lawn gardens with covered extensive Indian paved sun terrace a wide variety of tiered shrubs, plants and bushes, brick built barbecue, decorative water feature with garden pond with feature rockery and a variety of specimen shrubs, plants and bushes, seating area, oil tank screened by trellising. To the side of this there is a further Chancery patio area screened by the bridleway by an old English brick walling, a further side pathway with a variety of fruit trees leads to an extensive Haha terrace having spectacular panoramic open views towards local farmland, countryside, Shrewsbury town centre and beyond.

Services:

Mains water, electricity and septic drainage are all available to the property. There is a telephone installed 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

Directions:

From Shrewsbury head out on the A488 and travel through the villages of Hanwood, Pontesbury, Minsterley, Plox Green, Wagbeach and Hope. When leaving Hope (by the former Minsterley van garage) continue for approximately 0.9 of a mile and turn right (signposted - Gravels Bank and Bentlawnt). Continue on this road for 0.4 of a mile and continue on this road (signposted for Bentlawnt and Lordstone Lane) for a short distance and turn right onto a gravelled / stoned bridleway and continue and take the first left and continue for a short distance and the property will be found on the right hand side.

Agents Note:

Sykes Cottages have notified our clients that should any prospective buyer wish to continue to use their services to promote the holiday let/studio then they will waive the transfer fee for the new owners and it will continue to be registered on their website.

