

2 The Old Stables Nills Farm, Pontesbury, Shrewsbury,
Shropshire, SY5 0TN

www.hbshrop.co.uk



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Offers In The Region Of £650,000

Viewing: strictly by appointment through the agent

The accommodation briefly comprises:

Accommodation

Attractive pitched roof oak porch, attractive lounge with wood burning stove, recently refitted bespoke kitchen / diner with a range of built-in appliances, garden / music room, study / ground floor bedroom. First floor landing, two double bedrooms, refitted bathroom and separate shower room, generous driveway (providing parking for a number of vehicles), former garage converted into a craft's room (this would be an ideal Airbnb or self contained annex), grounds and woodlands extending to just over 8 acres in total, timber summerhouse with substantial sheltered seating area, Double glazing throughout with oil fired central heating, viewing is highly recommended by the sole selling agent.

The property in greater detail comprises:

Attractive pitched roof oak entrance porch

Composite entrance door with upvc wood effect double glazed window to side, gives access to:

Bespoke recently refitted kitchen/diner

17'8" x 15'2"

This luxurious kitchen/diner comprises a range of contemporary, eye level and base units with built in cupboards and drawers, attractively fitted stone effect work tops, with inset one and a half sink/drain unit with mixer tap over. Integrated appliances include: fridge/freezer, wine cooler, combination microwave oven, dishwasher, freestanding double oven with 4 ring induction hob with concealed cooker canopy over, wood effect flooring, exposed beam to ceiling, Upvc double glazed wood effect window, with pleasing rural aspect, radiator.

Door from kitchen/diner gives access to:

Lounge

16'1" x 15'0"

Having 2 Upvc double glazed wood effect windows providing pleasing rural aspects, 2 radiators, wood burning stove set to an exposed stone chimney breast with inset timber mantle above. Exposed beams to ceiling, wood effect flooring,

Wooden framed glazed double doors from kitchen/diner gives access to:

Garden/music room

12'3" x 8'3"

Having glazed windows to rear, part glazed door giving access to rear, wood effect flooring, recess spotlights to ceiling, radiator, fitted base storage cupboards, one of which houses the oil fired central heating boiler. There is also substantial attic storage above.

Framed part glazed door from garden/music room gives access to:

Study/ground floor bedroom

17'6" x 7'2"

Having a range of double glazed windows to rear, with centralised part glazed oak framed french doors giving access to rear of property. Tiled floor, radiator and a large oak range of fitted oak bookcases/display shelving.

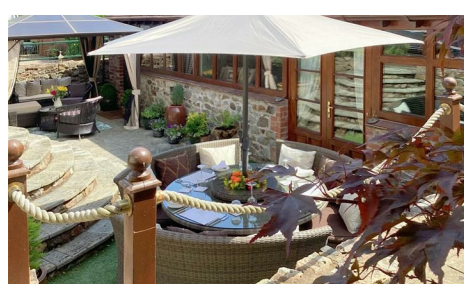
From kitchen/diner stairs rise to

First floor landing

Having velux roof window, exposed beams to ceiling, store cupboard.

From first floor landing, doors then give access to two double bedrooms, two refitted bathrooms and separate refitted shower room.





Bedroom one

13'1" x 9'2"

Having two Upvc double glazed wood effect windows, one of which has a pleasing rural aspect, radiator, exposed beam to ceiling, large walk-in wardrobe with loft access and recessed spotlights to ceiling, additional shelved storage cupboard to side.

Bedroom two

14'4" x 7'11"

Having Upvc double glazed wood effect window with pleasing rural aspect to front, bespoke oak fitted wardrobes, exposed beam to ceiling, and timbers to one wall, radiator

Refitted bathroom (formally a bedroom)

Having a three piece period style suite which comprises roll top bath with antique style mixer tap over and hand held shower attachment off. Pedestal wash hand basin, low flush WC, velux roof window, radiator, exposed beam to ceiling, exposed timbers to one wall, recessed spot lights to ceiling

Refitted shower room

Having a modern three piece suite comprising: corner shower cubicle with wall mounted electric shower, WC with hidden cistern, wash hand basin set to vanity unit with fitted work tops and range of built in storage cupboards and drawers below, tiled floor to walls, antique style radiator with heated towel rail, velux roof window, exposed beam and recess spotlights to ceiling,

Outside

The front of the property there is a low maintenance paved patio area and outside lighting point. To the side of the property, there is a stone driveway that leads to a generous stoned and brick paved parking area/driveway, which provides ample off street parking for a number of vehicles.

From driveway, access is given to:

Large garage / currently used as a crafts room

overall: 18'6" x 13'3"

This interesting area has the potential for conversion to a self-contained annex if desired and is currently divided into 2 sections.

Section 1: Having space for appliances, recess spotlights to ceiling, fitted store cupboards, access to a very large roof space.

Section 2: Having a range of eye level base units with built in cupboards and drawers, fitted worktops, upvc double glazed wood effect windows, recess spotlights to ceiling, vinyl tiled effect floor covering.

Land

The property sits in grounds and woodland which extend to just over 8 acres in total, and contain a high variety of many mature trees, plantations, shrubs flowers, two workshops and other outbuildings. Towards the end border of the land there is an original access to the property which leads onto Pontesbury hill.

In between the former garage and property, there is a pleasing low maintenance Mediterranean style garden area, having artificial lawn, crazy paved patio area, low maintenance stone sections, paved and brick paved areas, and outside lighting points.

Set in one part of the grounds, there is:

Delightful Summerhouse

12'2" x 12'2"

Having fitted electrics and a water supply, range of glazed windows and glazed french doors. On the outside there is a large seating area comprises of raised covered decked sections with low rise stone sections to side with a variety of specimen shrubs, plants flowers, trees etc, with adjacent large pergola/BBQ seating area.

To the side and rear of the summerhouse there is a very attractive decked and then quarts-gravelled area.

Directions

On entering Pontesbury, continue past the Nags Head public house and take the first left onto Church Street (do not take Bogey Lane, which is almost opposite the Nag's Head). Follow this road for approximately 0.5 mile, turn right at the NILLS FARM sign onto a gravelled track and continue to the top of this track (approx. 0.1 mile) and the property will be found directly ahead.

Services

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

Council Tax Band D

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).

Referral fee disclaimer

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