



The Patch, Little Plealey, Pontesford, Pontesbury,
Shrewsbury, SY5 0UX

www.hbshrop.co.uk



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

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Offers in the region of £375,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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

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An extremely attractive, charming and deceptively spacious, two bedroom Grade II listed detached cottage having accommodation over two floors, with a wealth of features expected from this period, combined with practical and flowing living accommodation. From the master bedroom and family bathroom there are stunning views towards local farmland, countryside, Rodney's Pillar and the Welsh hills, a generous driveway with good sized detached garage and large rear southerly facing gardens with a variety of fruit trees. An extensive range of amenities are available in the nearby villages of Pontesbury and Hanwood, including Shops, Post office, Public houses, Primary and Secondary schools. The County town of Shrewsbury with its historic town centre offers an excellent array of Shops and recreational facilities with the A5 which links up to the M54 motorway network are readily accessible from the property. Early viewing is highly recommended to fully appreciate this lovely property and fantastic location.

Accommodation:

Sitting room, dining room, kitchen / breakfast room, lounge, rear porch, first floor landing, having two bedrooms, bathroom, tarmac driveway, generous sized detached garage, large well established front and rear gardens.

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

Entrance door:

Gives access to:

Sitting room:

15'2 x 14'1 (4.62m x 4.29m)
Having sealed unit double glazed window with pleasing aspect to front, a range of exposed timbers and beams, to walls and ceiling, inglenook with attractive stove style fire with wooden mantel above, vinyl tiled floor covering. Door from sitting room gives access to:

Kitchen / breakfast room:

15'6 x 14'2 (4.72m x 4.32m)
Comprises: Two base units with fitted wooden worktops, inset twin ceramic sink with mixer tap over, Aga, tiled floor, a range of exposed beams to ceiling and walls, three sealed unit double glazed

windows with pleasing aspect to front. Square arch from kitchen / breakfast room gives access to:

Dining room:

12'7 x 11'11 (3.84m x 3.63m)
Having night storage heater, vinyl tiled effect floor covering, upvc double glazed bow window with pleasing aspect over the rear garden, feature wall with exposed timbers. Wooden framed glazed door from dining room gives access to:

Rear porch:

Having upvc double glazed window and upvc double glazed french doors giving access to the rear of property, tiled floor.

Wooden framed glazed double doors from dining room give access to:

Lounge:

16'0 x 12'6 (4.88m x 3.81m)
Having feature wall with exposed timbers, brick hearth with wood burning stove, two sealed unit double glazed windows, sealed unit double glazed french doors give access to the garden, night storage heater.

Wooden door from sitting room gives access to:

Stairs:

Which rise to:

First floor landing:

Having exposed timbers to wall, loft access. Wooden doors from landing give access to both bedrooms and bathroom.

Bedroom one:

15'6 x 15'4 (4.72m x 4.67m)
Having sealed unit double glazed window with fantastic outlook towards local farmland, countryside, Admiral Rodney's Pillar (a monument on Breidden Hill in Powys, Wales), a range of exposed beams and timbers, night storage heater.

Bedroom two:

14'6 max reducing 10'6 x 9'0 (4.42m max reducing 3.20m x 2.74m)
Having sealed unit double glazed window with fantastic outlook towards local farmland, countryside, Admiral Rodney's Pillar, wash hand basin, radiator, airing cupboard, exposed beams to ceiling.

Bathroom:

Having a three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin, low flush wc, contemporary vinyl floor covering, night storage heater, exposed beams to ceiling, wall heated towel rail, part tiled to walls.

Outside:

The property is approached via a tarmac driveway which then gives access to a good sized brick-built garage. The front garden are mainly laid to lawn with crazy paved patio area and Well, with a variety of shrubs. Gated side access then leads to a paved sun terrace which then gives access to the property's large rear garden having paved patio area, lawned garden, a variety of fruit trees, mature shrubs, plants and bushes. The rear gardens are a superb feature of the property.

Garage:

16'0 x 9'7 (4.88m x 2.92m)
Having a pitched tiled roof.

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.

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

FLOOR PLANS

