



HOLLAND  
BROADBRIDGE

**Kinton Lodge, Kinton, Nesscliffe, Shrewsbury, Shropshire, SY4 1AZ**

**Offers In The Region Of £750,000**



# Kinton

Nesscliffe, Shrewsbury, Shropshire, SY4 1AZ



- This most attractive, well proportioned, 5 bedroom detached country residence dating back to approx 1800cc
- 3 reception rooms, 3 bathrooms
- 2 driveways and an open fronted double carport with adjoining store.
- 2 former stables with adjoining former tack room (now coalhouse)
- Located within this highly desirable North Western Hamlet
- Private and well established grounds extending to just under 1 acre in total
- Master bedroom with ensuite bathroom
- Fitted outside electric car charging point
- Solar roof panels and air source heat pump providing the heating and hot water all year round
- Viewing comes highly recommended

This most attractive, well proportioned, part brick and sandstone five bedroom detached country residence stands within lovely, private and well established grounds extending to just under 1 acre in total. Located within this highly desirable North Western Hamlet and believed to date back to around the 1800cc. Kinton Lodge is surrounded by beautiful countryside with further local amenities being found nearby in the village of Nesscliffe, including a garage/petrol station/convenience store, pub/restaurant and primary school. Access to the county town of Shrewsbury and equidistant to Oswestry both being approximately 10 miles away, they offer an extensive range of shopping, dining and leisure facilities. The town is also noted for its exceptional schools both within the state and independent sectors; St Winefride's Independent School, Prestfelde, Moreton Hall, Adcote, Shrewsbury High School, prestigious Shrewsbury School and close to Ellesmere College. Road communications are excellent with easy access to the A5 which runs North to Oswestry and Chester and East to Telford where the M54 links to the national railway network.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, shower room with utility area and WC, bay fronted lounge, separate dining room, kitchen/breakfast room, garden room, cellar, first floor landing, master bedroom with ensuite bathroom, two further double bedrooms, shower room, second floor landing, two double bedrooms, two driveways, open fronted double carport with adjoining store, two former stables with adjoining former tack room (now coalhouse), large mature gardens including small orchard. Solar roof panels provide a very economical way to run the property along with the additional benefit of having an air source heat pump providing the heating and hot water all year round, electric car charging point, sealed unit double glazing. Viewing recommended.

The accommodation in greater detail comprise:



Wooden entrance door gives access to:

#### Entrance vestibule

Having tiled floor, sealed unit double glazed window to side.

Panel door from entrance vestibule gives access to:

#### Study

11'5 x 6'11

Having three sealed unit double glazed windows, radiator,

Attractive leaded stained glazed wooden door from entrance vestibule gives access to:

#### Reception hallway

Having sealed unit double glazed window to front, part glazed door giving access to rear gardens, radiator.

Panel door from reception hallway gives access to:

#### Shower room with WC and laundry area

12'8 x 6'1

Having tiled shower cubicle, low flush WC, Belfast style sink to a wooden vanity unit with inset wash hand basin, space for washing machine, radiator, electric control panel, sealed unit double glazed window to rear.

Panel door from reception hallway gives access to:

#### Bay fronted lounge

18'6 max into bay x 16'11 max into recess

Having an attractive open fireplace with decorative hearth and timber fire surround, walk-in bay with a range of sealed unit double glazed windows to front, two radiator, range of wall light points.

Panel door from reception hallway gives access to:

#### Dining room

16'0 excluding recess x 13'7

Having an attractive period fireplace with tiled slips and decorative timber fire surround, two recessed arches with built-in oak storage units, sealed unit double glazed window to front, radiator, range of wall light point.

Part glazed door from reception hallway gives access to:



#### **Kitchen/breakfast room**

23'9 x 12'0

The breakfast room area comprises: Sealed unit double glazed window to front, radiator, multifuel stove, shelved storage cupboards and base units, radiator. Access from breakfast room then leads to kitchen having eye level and base units with built-in cupboards and drawers, integrated oven, microwave, arming drawer, electric hob with cooker canopy over, integrated dishwasher, corner display units, tiled splash surrounds, tiled floor, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, sealed unit double glazed window to rear, radiator, large walk-in pantry/larder with space for upright fridge/freezer.

Part glazed door from kitchen/breakfast room gives access to:

#### **Garden room**

17'2 x 11'3

Having a range of sealed unit double glazed windows to front, side and rear of property, sealed unit double glazed French doors giving access to rear gardens, tiled floor, radiator, attractive fireplace with sandstone surround, range of wall light points, cloaks store cupboard, three recessed spotlights to ceiling.

From reception hallway panel door gives access to a brick stair case which leads down to:

#### **Cellar**

23'8 x 16'8

From reception hallway staircase rises to:

#### **First floor landing**

Having radiator, sealed unit double glazed window to front, linen store cupboard with hot water tank and immersion heater.

Panel doors from first floor landing then give access to: Three bedrooms and shower room.

#### **Bedroom one**

14'9 x 14'4 excluding wardrobe recess

Having a range of custom made wardrobes, sealed unit double glazed window with pleasing aspect to front, two radiators, pedestal wash hand basin with tiled splash surround.

Door from bedroom one gives access to:

#### **Ensuite bathroom**

9'8 x 8'0

Having a three piece white suite comprising: Panelled bath with antique mixer tap over with hand-held shower attachment off, low flush WC, pedestal wash hand basin, radiator with heated towel rail, shelved storage cupboard, sealed unit double glazed window to rear, part tiled to walls.

#### **Bedroom two**

14'3 x 10'10

Having sealed unit double glazed window with pleasing aspect to front, radiator, large built-in double wardrobe, pedestal wash hand basin with tiled splash surrounds and mirror fronted bathroom cabinet above.

#### **Bedroom three**

13'11 max into recess x 9'10

Having sealed unit double glazed window with pleasing aspect to rear over the property's gardens, large fitted double wardrobe, radiator.

#### **Shower room**

9'8 x 6'10

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator with heated towel rail, extractor fan to ceiling, shaver point.

From first floor landing stairs rise to:

#### **Second floor landing**

Having built-in storage cupboard/wardrobe.

Doors then give access to: Bedrooms four and five.

#### **Bedroom four**

17'2 x 14'0

Having two sealed unit double glazed windows to side of property, radiator, wash hand basin, exposed beams/timbers to ceiling, two eaves storage areas which are part insulated.

#### **Bedroom five**

14'9 x 14'8

Having two sealed unit double glazed windows to the side of the property, radiator, two eaves storage areas and store cupboard, wash hand basin, exposed beams/timbers to ceiling.

#### **Outside**

The property is approached via a five bar timber gate which leads to a generous gravelled driveway providing ample off street parking. there is a fitted outside electric car charging point. Access is then given to:



#### Double open fronted carport with adjoining store

**Carport**  
20'7 x 17'0

**Adjoining store**  
14'9 x 12'2

The front gardens of the property are laid to lawn with mature hedging screening the country lane and mature shrubs and bushes. To the side of the property there is a brick and glazed greenhouse with two former stables and former tack room

**Former stable room one**  
10'6 x 7'11

**Former stable room two**  
11'4 x 7'9

Adjoining the former stable room there is a further useful Tack room (now coal house).

To the left hand-side of the property there is also an additional driveway.

#### Substantial rear gardens

Comprising: Lawn gardens, a wide variety of mature specimen shrubs/trees, plants, bushes, abundance of fruit trees including numerous apple varieties, plum, pear, damson etc. There is a large productive vegetable garden and orchard area. Paved patio with raised brick beds, paved and stoned sun terrace, feature garden pond complete the lovely, secluded and well cared for grounds which extend in total to around 1 acre, and can only be truly appreciated by a viewing.

#### Directions

Head out of Shrewsbury on the A5 at the Felton Butler roundabout (before the Nesscliffe bypass) take to 3rd exit towards Nesscliffe. At the crossroads near Nesscliffe turn left signed posted for Wilcott and Pentre. Continue on this road for approximately 0.6 of a mile and turn right signed posted Wilcott and Kinton. Continue on this road for approximately 0.1 of a mile and turn right signed posted for Kinton. Continue on this country lane for a further 0.6 of a mile and the property will be found on the right hand side.

#### Services

Mains water (metered), electricity and septic drainage (we have been reliably informed by the present owner that it has only needed emptying twice in 47 years) are all understood to be available to the property. None of these services have been tested. There is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND G**



#### Directions

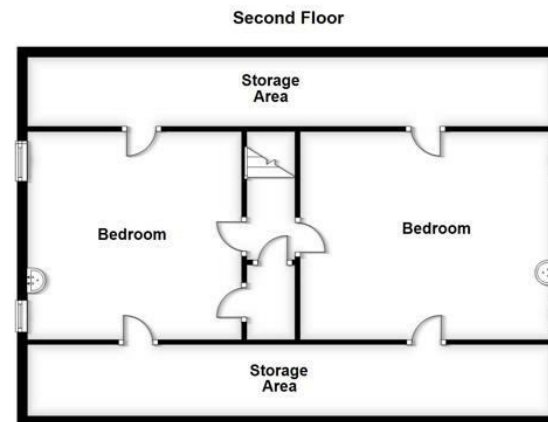
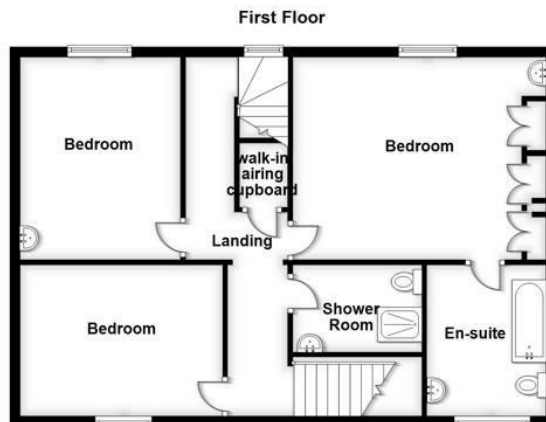
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