



Extended Detached Country House

Fabulous Well Stocked Gardens

4 Bedrooms (1 En-Suite)

Beautiful Semi-Rural Location

Plot Size Approx 1.5 Acres

Detached 2-Storey Double Garage

Penprys Nook Lane
Weston, Nr Shrewsbury SY4 5LP

Offers in the Region Of £725,000



According to Google's 'AI Overview', "Utopia is a noun that means a place where human society and natural conditions are so ideal that people are completely content."

Our clients found their Utopia, here at Penprys!

This attractive, early Victorian country house is believed to have been built in the 1860's and was extended in 2005, a large two-storey detached double garage was also erected and then the conservatory was added in 2013.

What we have today is a comfortable family home in an idyllic semi-rural location, facing and backing onto open countryside. It occupies a generous plot of around one acre and is set amidst delightful, well stocked, beautifully manicured gardens, including a paddock and field with road frontage.

Nook Lane is an unadopted road and the house is about 7 miles from the market town of Whitchurch and the close proximity to the A49 and A41 trunk roads ensures swift road links to Shrewsbury (14 miles), Wolverhampton (42 miles) and Chester (42 miles).

Properties such as this rarely come onto the market and with that in mind, an early inspection is strongly recommended.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

GROUND FLOOR

Entrance Porch

Quarry tiled floor.

Entrance Hall 13' 0" x 6' 7" (3.96m x 2.01m)

Radiator and staircase to first floor with storage cupboard below.

Living Room 22' 3" x 13' 11" (6.78m x 4.24m)

Exposed oak floorboards, french door to rear garden, 3 radiators and marble fireplace incorporating log burning stove on stone hearth.

Dining Room 13' 11" x 13' 10" (4.24m x 4.21m)

Fireplace with cast iron interior and tiled cheeks with open grate on paved hearth, corniced ceiling and radiator.

Study 8' 3" x 9' 9" (2.51m x 2.97m) narrowing to 7' 9" (2.36m)

Radiator and leading to: -

Conservatory 13' 4" x 9' 6" (4.06m x 2.89m)

uPVC double glazed windows, patterned tiled floor, underfloor heating and electric panel heater.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Refitted Kitchen/Breakfast Room 15' 0" x 10' 11"
(4.57m x 3.32m)

One and a half bowl sink and drainer inset in Corian worktops incorporating 4 ring electric induction hob with illuminated extractor hood above plus drawers, cupboards and integral dishwasher below, wall cupboards, recessed ceiling spotlights, quarry tiled floor and radiator.

Utility Room 9' 9" x 6' 2" (2.97m x 1.88m)

Stainless steel sink and drainer inset in worktops with cupboards, storage and plumbing for washing machine below, wall cupboards, quarry tiled floor and radiator.

Cloakroom 6' 2" x 4' 9" (1.88m x 1.45m)

Pedestal wash hand basin and close coupled WC. Quarry tiled floor and free-standing oil central heating boiler.

Enclosed Side Porch

Quarry tiled floor and storage units.

FIRST FLOOR

Landing 18' 4" min x 3' 1" min (5.58m min x 0.94m min)

Loft access hatch, radiator, recessed ceiling spotlights and airing cupboard.

Master Bedroom 12' 11" x 10' 5" (3.93m x 3.17m)

Range of fitted wardrobes and chests of drawers. Radiator.

En-Suite Shower Room 9' 2" x 3' 5" min (2.79m x 1.04m min)

Shower cubicle with mains mixer shower unit, close coupled WC and wash hand basin inset in vanity unit. Recessed ceiling spotlights, tiled floor and heated chrome towel rail.

Bedroom 2 12' 0" x 8' 11" (3.65m x 2.72m)

Fitted wardrobes and radiator.

Bedroom 3 9' 9" x 8' 4" (2.97m x 2.54m)

Radiator.

Bedroom 4 11' 4" x 4' 11" (3.45m x 1.50m)

Fitted wardrobes and radiator.

Sewing Room 6' 9" x 5' 8" (2.06m x 1.73m)

Radiator.

Family Bathroom 10' 3" x 8' 5" (3.12m x 2.56m)

Panelled bath, pedestal wash hand basin, close coupled WC and corner shower cubicle with mains mixer shower unit, tiled floor and period style radiator with heated chrome towel rail.

OUTSIDE

A 5-bar gate leads to the tarmac driveway with ample parking and leading to: -

Detached Double 2-Storey Garage 22' 1" x 20' 3" min (6.73m x 6.17m min)

Lights, power, 2 up-and-over doors, gardeners WC and sink unit with cold water supply.

First floor Gym/Office 24' 5" x 14' 9" (7.44m x 4.49m).

Formal lawned gardens to the front and rear with sweeping brick paths and imprinted concrete patio areas and a variety of hedges including Yew, Beech and Laurel.

There are a multitude of flowers, trees, bushes and shrubs with at least 60 varieties of Clematis (according to our client!).

Paved seating areas and productive vegetable garden with orchard area having fruit trees, large fruit cage, aluminium greenhouse, sheds and access to the formal paddock which is laid to lawn and having mature trees, one with tree house. There are views beyond the fields towards Hawkstone Park and a 5-bar gate leads to a further field with gate leading onto Nook Lane.

Services

Mains water and electricity. Septic tank drainage.

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

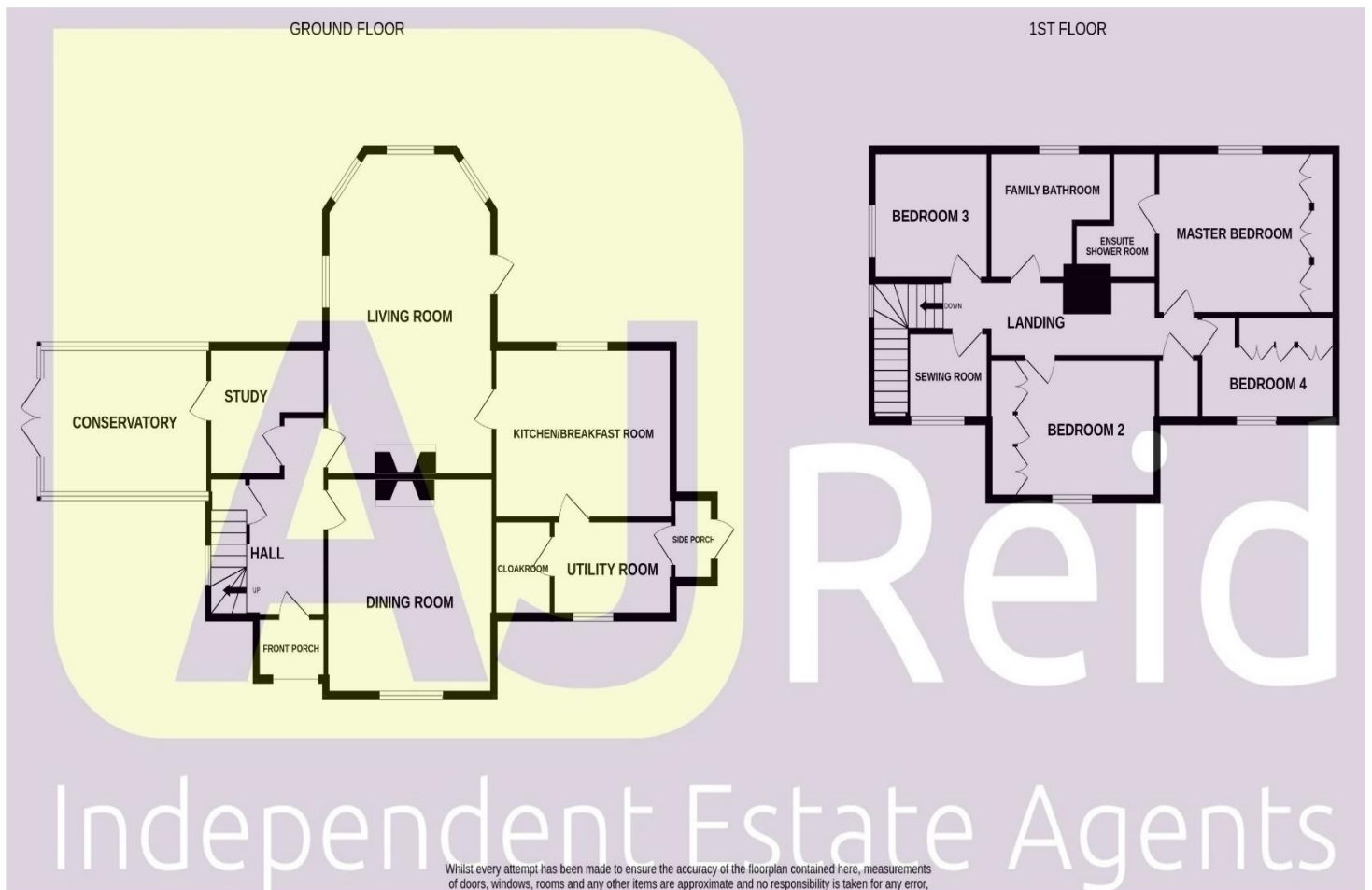
Freehold.

Council Tax

Shropshire Council - Tax Band E.

Agents note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: Leave Whitchurch on the A41, signposted for Wolverhampton. Follow the dual carriageway and at the large roundabout by The Raven public house car park, turn right along A49. Follow the road for about 4.5 miles and after Maynards Farm Shop (on the right) take the next turning left into Nook Lane. Proceed over the speed humps and at the T junction turn left and the property is located on the right-hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

