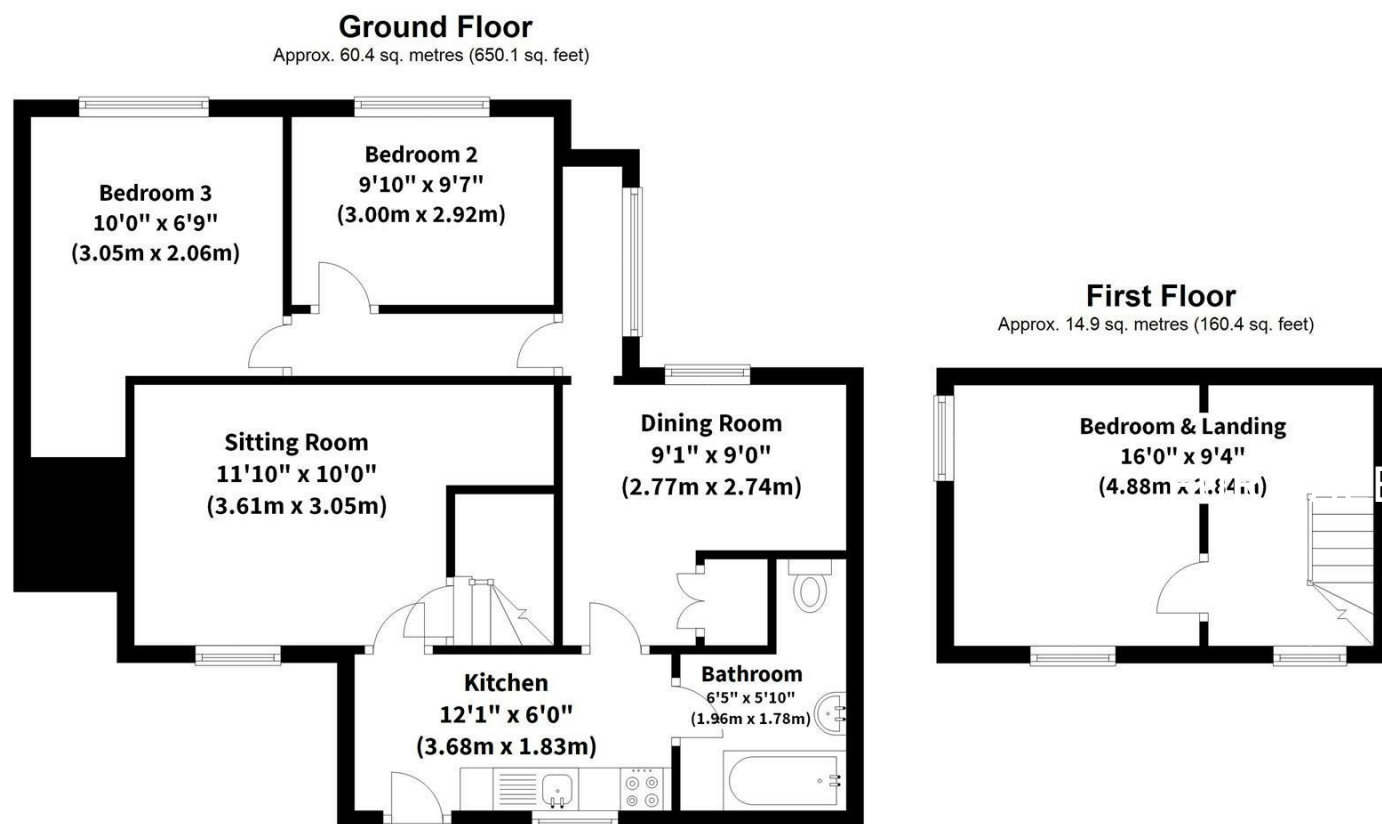


FOR SALE

5 Gravels Bank, Minsterley, Shrewsbury, SY5 0HG



Total area: approx. 75.3 sq. metres (810.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.



FOR SALE

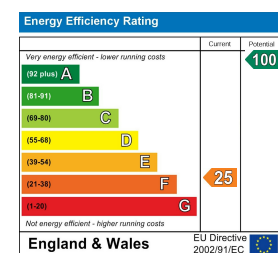
Offers in the region of £425,000

5 Gravels Bank, Minsterley, Shrewsbury, SY5 0HG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



Available with 6 acres of level pastureland is this attractive detached, former miners cottage requiring renovation and refurbishment. Situated in a beautiful rural setting with superb country views over its own ground and beyond to the surrounding hills. Comprising 3 bedrooms, kitchen, two reception rooms and bathroom and separate 2 bedroom chalet. Outside are a good range of useful outbuildings and the land, divided into several paddocks, suitable for all types of livestock including horses.



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2 Reception Rooms



3 Bedrooms



1 Bath/Shower Rooms



- 6 acres of level pastureland
- Detached former miners cottage
- Requiring renovation/refurbishment
- 3 bedrooms, bathroom
- Kitchen, 2 receptions
- Detached chalet and farmbuildings
- Rural yet accessible location

GENERAL REMARKS

Accessed along its own single track drive, is this delightful smallholding which extends in all to around 6 acres and comprises a detached stone cottage which requires extensive refurbishment and renovation but could provide a stunning home in a beautiful rural location with glorious country views.

Thought to originate in the 1800's, the stone cottage has been extended a number of times, the latest being in the 1980's but requires redevelopment to its 3 bedroom, 2 reception rooms, kitchen and bathroom.

Outside is a very useful range of agricultural workshop and storage buildings together with a detached 2 bedroom chalet building.

The land is divided into a number of enclosures, is very level and ideal for grazing all types of livestock including horses.

Please note - a public footpath does run along the drive in front of the cottage and into the neighbouring wood.

SITUATION

The property is located in the peaceful enclave of Gravels Bank and enjoys a secluded position within its own 6 acres. It has great views over the surrounding open fields and hillsides towards the Stiperstones. The nearest village is along Hope Valley at Minsterley 5 miles away with the county town of Shrewsbury further along the A488 16 miles distant and which offers a full range of services and amenities together with access to the national rail and road network.

ACCOMMODATION

Accessed from the council road by its own single track drive to a parking area at the side of the building, the cottage provides the following basic accommodation:

KITCHEN

12'1" x 6'0" (3.68m x 1.83m)

With stainless steel sink unit, radiator and telephone point.

SITTING ROOM

11'10" x 10'0" (3.61m x 3.05m)

With woodburner, radiator and staircase to landing and

BEDROOM 1

16'0" x 9'4" (4.88m x 2.84m)

(including landing)

Off the kitchen is the:

BATHROOM

6'5" x 5'10" (1.96m x 1.78m)

With bath, wash basin, WC and radiator.

DINING ROOM

9'1" x 9'0" (2.77m x 2.74m)

With windows to two elevations with views, cupboard, radiator, boiler, recess space with oil boiler.

Inner corridor to:

BEDROOM 2

9'10" x 9'7" (3.00m x 2.92m)

With window to the rear and radiator.

BEDROOM 3

10'0" x 6'9" (3.05m x 2.06m)

With window to rear garden and radiator.

OUTSIDE

The property is approached by a good hardcore drive to the parking area to the side of the cottage. To the front is a concrete path leading to large lawned areas with raised beds, trees, greenhouse and brick and GI store. There are some fabulous views over to the famous Stiperstones and the surrounding countryside.

CHALET

To the rear of the cottage is a detached chalet with overall dimensions of 30' x 27' providing accommodation of 2 bedrooms, kitchen, dining room, lounge and bathroom. To the rear of this building is an enclosed lawn with chicken coop and shed.

OUTBUILDINGS

With overall dimensions of 75' x 20'

Adjacent to the cottage is the range of useful farmbuildings comprising lambing shed and hayloft, garage/workshop and two stores. Adjacent to this is a further gravelled hardstanding and container store (25' x 8'). Opposite is a further small range of timber pole and sheet, open fronted general purpose store with a further lambing shed (30' x 11'5") which opens onto one of the paddocks.

THE LAND

The land is laid to permanent pasture and is found in good condition. It is divided into a number of convenient sized level enclosures to the one side, front, and rear of the cottage and farmyard. In all, the property extends to around 6 acres with beautiful views in all directions and is suitable for grazing for most types of livestock including horses.

SERVICES

Mains water and electricity are connected. Private drainage.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Band B - Cottage

Band A - Chalet

Shropshire Council.

AGENTS NOTE

We are informed, a seldom used footpath runs along the drive and across the front of the cottage into a wood.

DIRECTIONS

On the A488 from Minsterley, proceed south towards Bishops Castle and after 4 miles at the top of Hope Valley, turn right at a bus stop and signed Gravels Bank and Bentlawnt. Continue on this lane and at the top of the winding bank, proceed another 250 metres and the entrance gate with 5 Gravels Bank and drive is found on the left. What3Words - snows.captures.winds. The property is at the end of the drive.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.