

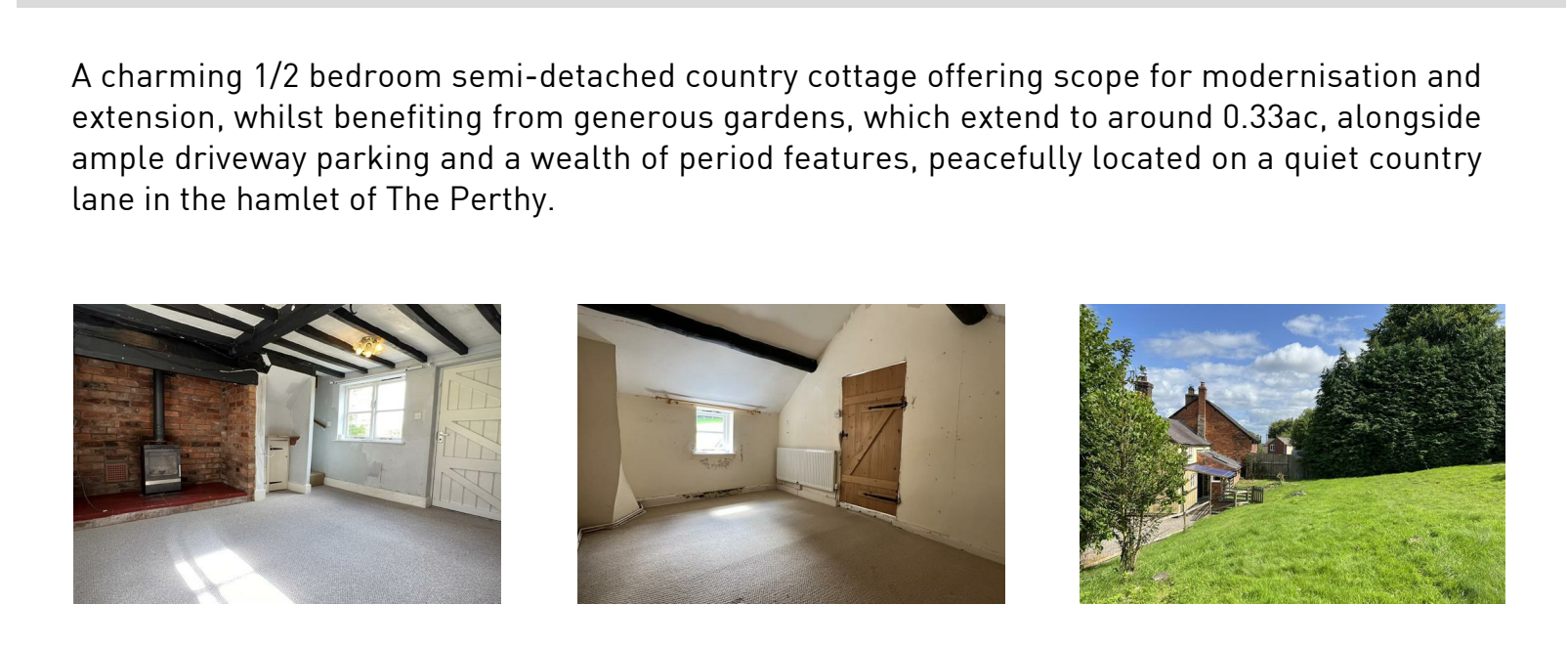
FOR SALE

8 Higher Perthy, The Perthy, Nr Ellesmere, SY12 9HP

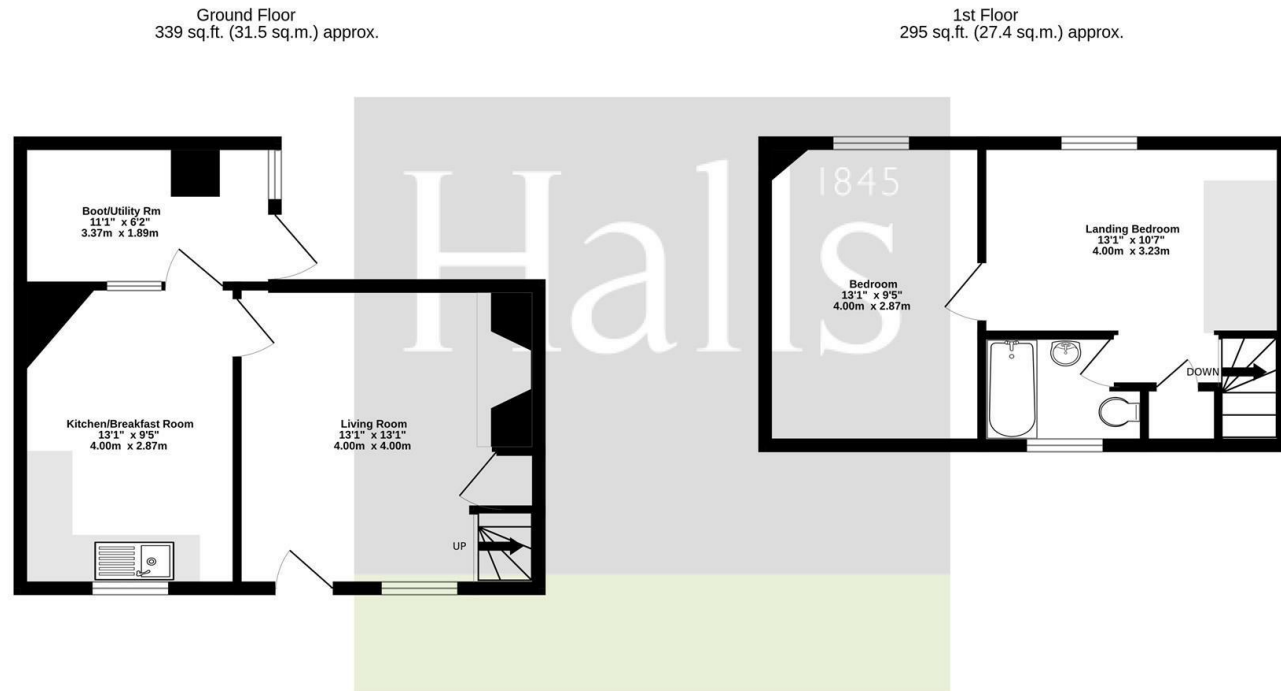


FOR SALE Offers in the region of £200,000

8 Higher Perthy, The Perthy, Nr Ellesmere, SY12 9HP



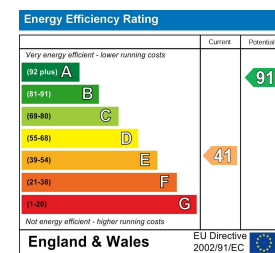
hallsgb.com 01691 622 602



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



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Period Cottage
- Traditional Features
- Scope for Modernisation/Extension
- Ample Parking Area
- Large Gardens with Views
- Charming Rural Setting

DESCRIPTION

Halls are delighted with instructions to offer 8 High Perth in Perth for sale by private treaty.

8 Higher Perth is a charming 1/2 bedroom semi-detached country cottage offering scope for modernisation and extension, whilst benefiting from generous gardens, which extend to around 0.33ac, alongside ample driveway parking and a wealth of period features, peacefully located on a quiet country lane in the hamlet of The Perth.

The property, which offers scope for modernisation throughout, retains a range of original features throughout and currently comprises, on the ground floor, a Kitchen/Breakfast Room, Living Room, and Boot/Utility Room, together with, to the first floor, a Bedroom, and further landing Bedroom, and a Bathroom.

The property occupies a charming rural position within this peaceful hamlet and is situated within gardens which extend, in all, to approx 0.33 of an acre, or thereabouts, these presently providing a substantial gravelled parking area with extensive lawns to the rear. The gardens are sloped and as such offer excellent views over the undulating landscape beyond.

The sale of 8 Higher Perth does, therefore, offer the very rare opportunity for purchasers to acquire a 1/2 bedroom country cottage with scope for modernisation and refurbishment, situated within excellent gardens and located in this peaceful yet convenient location.

THE ACCOMMODATION COMPRISES:

The property is entered by a traditional front door in to a:

LIVING ROOM

13'1" x 13'1" (4m x 4m)

Fitted carpet as laid, windows on to front and rear elevation, multi-fuel burner set in to raised tiled hearth within an inglenook fireplace with oak beam over, a selection of exposed ceiling timbers, and carpeted stairs rising to the first floor with storage cupboard beneath, a further door leads in to the:

KITCHEN/BREAKFAST ROOM

13'1" x 9'4" (4m x 2.87m)

Wood effect vinyl flooring, window on to front elevation, a selection of base units with rolled topped work surfaces over and stainless steel sink with draining area to one side and (H&C) mixer tap above, planned space for a cooker with extractor hood over, a continuation of the exposed ceiling timbers and traditional cast iron cooking range which makes a wonderful feature of the room, with an internal door and window leading out to the rear towards the:

BOOT/UTILITY ROOM

11'0" x 6'2" (3.37m x 1.89m)

Tiled flooring, window on to side elevation, oil fired Grant boiler and a number of wall mounted storage cupboards.

LANDING BEDROOM

Fitted carpet as laid, window on to rear elevation allowing lovely views over the garden, door in to over stairs storage cupboard which contains slatted shelving, inspection hatch to roof space, and a further door leading in to the:

BATHROOM

Wood effect vinyl flooring, opaque window on to front elevation, and a bathroom suite comprising: panelled bath, pedestal hand basin with separate (H&C) taps above, low flush WC, partly tiled walls.

BEDROOM ONE

13'1" x 9'4" (4m x 2.87m)

Fitted carpet as laid, window on to rear elevation again allowing lovely views of the gardens.

OUTSIDE

The property is approached through a traditional five-bar farm style gate set within mid height fencing which leads on to a substantial gravelled driveway area, this leading on to a Summer/Play house set on to concrete base and, further round the side of the property, to a covered decked area and further through to the back door, steps set in to a retaining wall leading up to the:

GARDENS

A particularly notable feature of the property, being far larger than would anticipate for a property of this size and extending, in all, to approximately 0.33 acres, or thereabouts, which are at present predominantly laid to lawn and interspersed and bordered by established trees.

The garden in particular offers excellent scope for improvement according to ones taste with the elevation to the rear offering excellent views to the north Shropshire views beyond.

6 & 7 HIGHER PERTHY

The adjoining property (6 & 7 Higher Perth) is being offered for sale via Halls and may be of interest to those of a multi-generational demographic or for those wishing to combine the properties into a substantial detached family home.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

We are advised that Fibre Broadband is available at the property.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.