



FOR SALE

Price Guide £695,000

The View Stoney Stretton, Yockleton, Shrewsbury, SY5 9PG

A most impressive and attractively improved detached country house, set in lovely grounds with views over adjoining farmland, in this most appealing and desirable rural locality. IN ALL APPROXIMATELY 1.22 ACRES.



MILEAGES: Shrewsbury 7.7 miles and Telford 22 miles. All distances are approximate.



- A particularly spacious country house
- Sympathetically improved
- Lovely large gardens
- Large driveway for parking numerous vehicles
- Fantastic views over farmland
- IN ALL APPROXIMATELY 1.22 ACRES

DIRECTIONS

From Shrewsbury proceed west off the A5 onto the B4386 Montgomery Road, continue through the village of Yockleton. After approximately 1 mile and after passing the sign for Stoney Stretton, The View will be identified, set back from the road, on the right hand side.

SITUATION

The View is positioned approximately 7 miles west of Shrewsbury and is attractively set in a lovely rural location. The area offers a good selection of recreational activities and has ready access to a number of local towns and commuter routes. Shrewsbury is particularly popular and offers a comprehensive range of leisure and social facilities together with a rail service. The main A5 commuter route which skirts the western side of Shrewsbury provides easy access onto the M54 motorway, Telford and there on to the West Midlands network.

DESCRIPTION

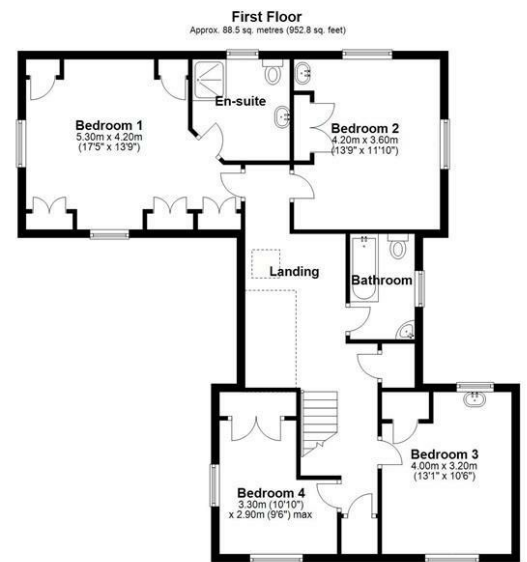
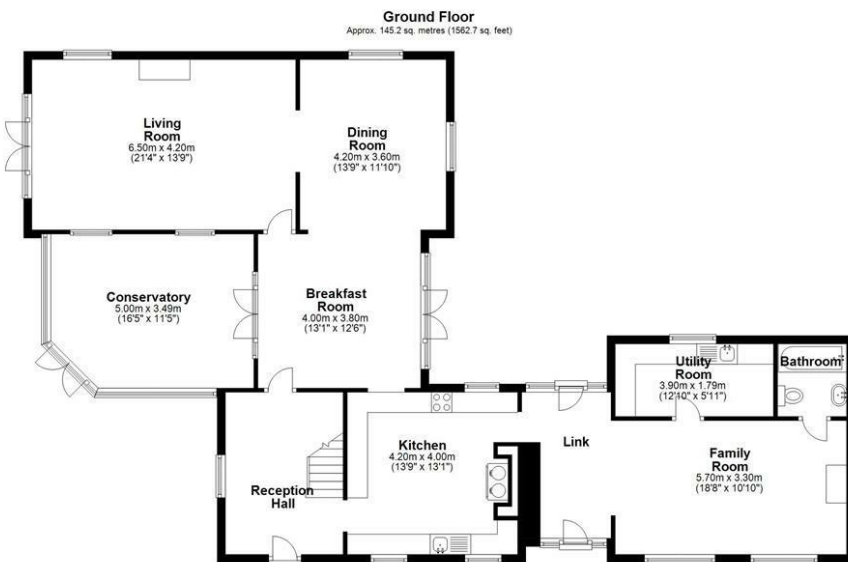
The View is an imposing and individual detached country residence, which has been sympathetically improved by the current owners. The property boasts a fantastic and versatile living environment, which will no doubt appeal to a wide number of purchasers. The ground floor offers a Reception Hall which leads off to an attractively fitted Kitchen and adjoining spacious Family Room with log burner. Positioned off the Family Room is a good size Utility Room and ground floor Bathroom. Also to the ground floor is a spacious Living Room with fireplace and log burning stove, together with patio doors leading onto a Sun Terrace. There is a particularly large Dining Room which is fantastic for entertaining and a separate Conservatory. To the first floor, there are four Bedrooms, the Principal of which has an En-suite Shower Room, whilst the remaining three are served by the Family Bathroom. Outside, there is a large gravelled driveway parking area with space for numerous vehicles. The gardens wraparound the property and are extensively lawned, incorporating numerous established shrubbery beds and borders and variety of specimen trees. Patio seating areas, Greenhouse, Storage Shed and Workshop. There is an additional piece of ground which contains a Summer House and nature Pond. It should be noted that the property adjoins farmland to the rear and has lovely views from the front towards hills in the distance.

ACCOMMODATION

Brick storm porch with tiled floor, panelled part glazed UPVC entrance door into:

ENTRANCE HALL

With ceiling cornice, staircase rising to first floor.



Total area: approx. 233.7 sq. metres (2515.5 sq. feet)
The View

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



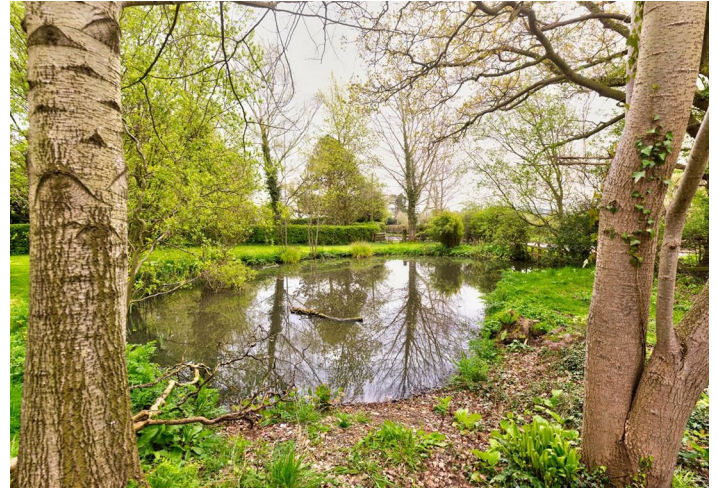
4 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



FITTED KITCHEN

Providing a modern range of eye and base level soft close units, comprising cupboards and drawers with generous work surface area over, and incorporating sink unit and drainer with QUOOKER hot water tap. Integral NEFF double steam oven and grill with slide and hide doors, warming drawer below. Five ring NEFF induction hob unit with filter hood over and splash. Integral dishwasher and Integrated fridge. A concealed oil fired central heating boiler. Exposed beam to ceiling. Windows with views towards hills in the distance.

FAMILY ROOM

With tiled floor, feature log burning stove on raised hearth. UPVC access door to front and rear. A wall mounted DAIKIN air conditioning unit.

BATHROOM

With tiled floor providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Splash screen, part tiled walls, ceiling downlighters and extractor fan.

UTILITY ROOM

With tiled floor and providing a high gloss range of eye and base level units comprising cupboards and drawers. Generous work surface area over. Stainless steel sink unit with mixer tap. Integrated washing machine, integrated dishwasher. Space for fridge freezer

FORMAL DINING ROOM

With tiled floor providing a range of base and eye level storage cupboards with work surface area. Integrated NEFF glass cleaner with storage drawer under. Integrated fridge freezer. Twin glazed doors to garden. Twin glazed UPVC french doors lead to:

CONSERVATORY

With tiled floor, wrap around UPVC double glazed windows, polycarbonate roof with twin glazed french doors leading out to the large grounds and gardens.

LIVING ROOM

Ceiling cornice, fireplace with slate hearth housing log burning stove. Twin glazed french doors leading out onto the patio and providing a lovely aspect over surrounding gardens.

FIRST FLOOR LANDING

With access to loft space, built in storage/cloaks cupboard with space and plumbing for washing machine.

BEDROOM 1

Providing a wealth of fitted bedroom furniture, comprising bedside units, wardrobes, overhead storage cupboards and dressing table. Dual aspect windows with lovely views over gardens and surrounding farmland.

ENSUITE SHOWER ROOM

Tiled floor, white suite comprising low level WC, pedestal wash hand basin, large p shaped walk in shower with mains fed shower unit with drench style head and additional feeder shower attachment. Fully tiled walls, splash screen, ceiling downlighters and extractor fan.

BEDROOM 2

With built in double wardrobe, vanity unit with wash hand basin with mixer tap and tiled splash. Dual aspect windows with lovely views.

BEDROOM 3

With airing cupboard housing the hot water cylinder, vanity unit containing wash hand basin with storage cupboard under. Window with far reaching views over fields with hills in the distance.



BEDROOM 4

With dual aspect windows, built in double wardrobe.

OUTSIDE

The property is approached through a brick pillared entrance over a cattle grid leading onto an extensive driveway parking area with space for numerous vehicles.

GARDENS

The gardens to the front flank the driveway on both sides providing well maintained and flowing lawns together with deep established shrubby borders. The gardens then extend to one side of the property offering further attractively maintained lawns, deeply stocked borders and a variety of specimen trees. Sitting to the side and rear is a part flagged and gravelled entertaining area. Greenhouse, summerhouse, raised beds. Large timber garden store/workshop with power and light. A timber gate then leads onto an additional piece of ground which is extensively lawned and contains a pond area and timber summerhouse. Prospective purchasers will note the garden offers lovely potential to introduce their own ideas and tastes.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity are understood to be connected. Drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

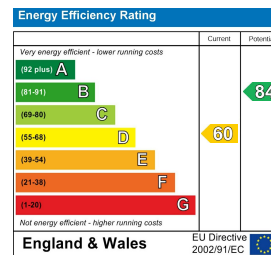
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@hallsgb.com



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