

FOR SALE

Pear Tree Cottage, 127a Abbey Foregate, Shrewsbury, SY2 6NA



FOR SALE

Offers in the region of £379,500

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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



A stunning and beautifully presented Grade II listed cottage with character, set with delightful landscaped gardens in this highly sought after private location.




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Close to town centre amenities



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A stunning cottage
- Grade II listed
- Beautifully presented
- Landscaped gardens
- Garage
- Sought after private location

DIRECTIONS
From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge and Abbey on the left hand side. Continue through the traffic lights and passing the mini Sainsbury's supermarket on the left hand side take the right turn into Long Meadow drive. Proceed towards the end and the property can be found on the right hand side.

SITUATION
The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

DESCRIPTION
Pear Tree Cottage is a beautifully presented and highly appointed period cottage providing spacious accommodation over three floors. The property has retained a wealth of character and charm whilst also introducing elements of contemporary living. The ground floor provides a beautiful open plan arrangement. The Kitchen Diner offers a stunning Italian fitted kitchen incorporating various appliances with most attractive granite work tops. The Sitting Room has a feature fireplace with log burning stove and double French doors leading out to the beautiful landscaped gardens. Also to the Ground Floor is a useful Guest WC. To the first floor, there are two double Bedrooms, the master of which has a bespoke steel spiral staircase which leads to a mezzanine floor which could potentially be utilised as a third bedroom. Both the first floor bedrooms are served by a Jack n Jill bathroom which has a modern white suite. Outside, the property is approached off the private drive which gives access to the garage. The gardens are positioned to the rear and offer a reclaimed tile and brick terrace surrounded by well stocked floral and shrubbery beds. It should be noted that the rear gardens benefit from a south westerly facing aspect.

ACCOMMODATION
Panelled entrance door leads into:

KITCHEN DINER
14'8" x 11'10"
With engineered oak boarded flooring, feature character beams to ceiling and providing a most attractive range of Italian hand made eye and base level soft close units comprising cupboards and drawers with extensive Italian granite work surface over and upstand. Inset granite drainer, one and a half Belfast sink unit with mixer tap over. Free standing Hotpoint electric cooker with double oven, grill and 4-ring Induction hob unit. Integral dishwasher, integral washer dryer, integral fridge freezer. Sash window to front. Built in storage cupboard housing the wall mounted Worcester gas fired central heating boiler. Archway through to:

SITTING ROOM
15'0" x 14'6"
With staircase rising to first floor. Engineered oak boarded flooring, attractive feature fireplace with Wiking log burning stove set on a stone hearth with attractive exposed brickwork and ornamental surround. Exposed beams to ceiling. Large glazed French doors leading out to the delightful rear gardens with views over tree tops.

GUEST WC
With engineered oak boarded flooring and providing a white suite comprising low level WC and wash hand basin with mixer tap. Tiled splash, extractor fan.

FIRST FLOOR LANDING
With exposed boarded flooring, beams to ceiling, doors off and to:

BEDROOM 1
14'0" x 9'4"
A delightful room with part vaulted ceiling. Fitted John Lewis double wardrobe with mirror fronted sliding doors, solid oak floating shelf unit. Beautiful aspect from window over tree tops to Reabrook Nature Reserve and towards the South Shropshire hills. Stunning bespoke spiral staircase leading to second floor Mezzanine bedroom 3.

JACK AND JILL EN-SUITE BATHROOM
With exposed original flooring, beams to ceiling and providing a most attractive white suite comprising low level WC, circular wash hand basin set on wash stand with tiled splash and mixer tap, tiled panelled bath with mains fed shower over with drench style head and additional feeder shower connection. Splash screen, part tiled walls, extractor fan, shaver connection point and wall mounted heated towel rail. John Lewis wall mounted bathroom cabinet with mirror doors.

BEDROOM 2
13'0" x 8'3"
With original boarded flooring and beamed ceiling.

MEZZANINE BEDROOM 3
19'7" x 10'5"
With attractive exposed beams.

OUTSIDE
The property is approached off a private drive which in turn gives access to the attached garage and pedestrian access to the main front entrance door.

GARAGE
15'8" x 11'4"
Recently installed electric up and over doors

THE GARDENS
The gardens are positioned to the rear and these offer a delightful courtyard style seating area surrounded by abundantly stocked and attractively maintained herbaceous beds and borders containing a variety of established shrubs, plants and trees. To the bottom section of the garden is a most useful timber garden shed. Prospective purchasers may be delighted to note that the rear garden benefits from a south westerly aspect.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. 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 C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
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