



FOR SALE

Offers In The Region Of £750,000

The Red House 1 + 2 Poynton Green, Shawbury, Shrewsbury, SY4 4JN

A stunning detached country house offering spacious and flexible accommodation, positioned beautifully in its plot with delightful wrap around gardens and far reaching views in this idyllic rural location. IN ALL APPROXIMATELY 0.67 ACRE.



MILEAGES: Shawbury 2.3 miles, Shrewsbury 8.5 miles and Telford 11.3 miles. All distances are approximate.



- Detached country house
- Appealing living accommodation
- Private but convenient location
- Delightful gardens
- Views over farmland
- In all approx 0.67 acre

DIRECTIONS

From Shrewsbury proceed north taking the A53 towards Shawbury. On arrival at Bings Heath take the right turning signposted Poynton. Continue to the next junction taking the right turn for Poynton and Roden. At the Poynton Green junction continue heading for Poynton and the property will be found on the right hand side.

SITUATION

The property is beautifully positioned in a stunning rural locality within relatively close proximity to the village of Shawbury. Shawbury itself offers a range of amenities including shops, primary school and a medical centre. Commuters will find the area is particularly well placed with access to a number of commercial centres including Shrewsbury, Telford, Wolverhampton and The Potteries.

DESCRIPTION

The Red House is a truly individual detached country house offering spacious and versatile accommodation which will no doubt appeal to a wide market. The ground floor boasts three reception rooms, a kitchen, utility room and guest WC. To the first floor there are five bedrooms served by the family bathroom, shower room and additional WC. Outside, the property is approached through a brick pillared gated entrance onto a sweeping driveway with space for numerous vehicles and leading to the detached double garage. The property is beautifully set within its grounds, offering manicured flowing lawns to the front, side and rear whilst also incorporating a number of shrubbery beds borders and specimen trees. The rear gardens are enhanced by a generous flagged entertaining area allowing for full appreciation of the open rural surroundings.

ACCOMMODATION

Panelled part glazed entrance door leads into:

ENTRANCE PORCH/GARDEN ROOM

With panelled door through to:

RECEPTION HALL

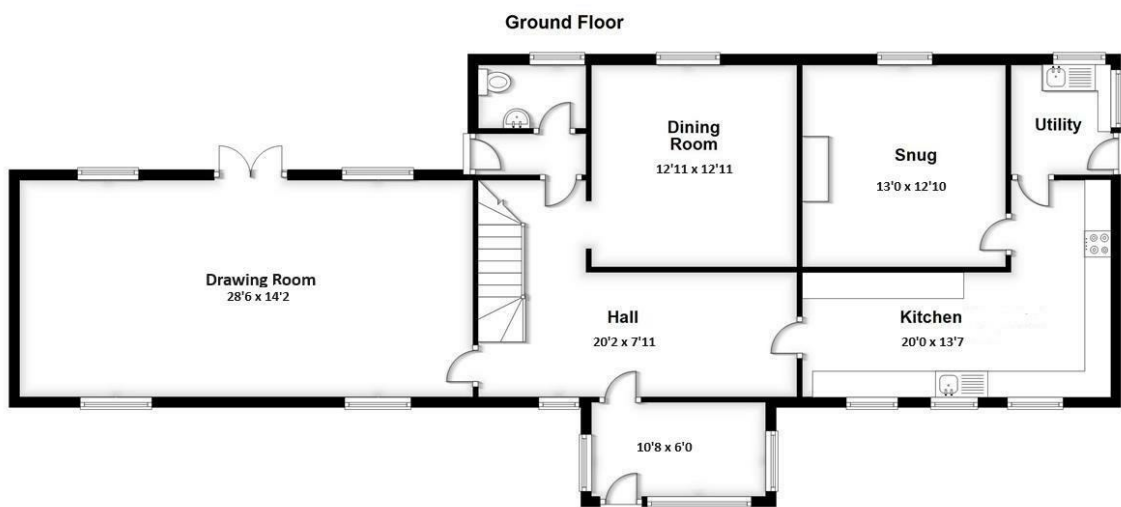
With coved ceiling, staircase rising to first floor. Built in under stair store cupboard with hanging rail. Part glazed door to rear hall.

SUPERB DRAWING ROOM

With coved ceiling. Double aspect windows with stunning views over gardens and adjoining farmland. Twin glazed French doors leading out onto the rear sun terrace.

DINING ROOM

With solid wood block flooring and offering lovely views over the rear gardens and adjoining fields.



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.



3 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



'L' SHAPED KITCHEN

With tiled floor and providing a range of solid wood eye and base level units comprising cupboards and sliding drawer sections. Tiled work surface area over and incorporating a twin bowl sink unit and drainer with mixer tap over. Space and plumbing for dishwasher. Integral NEFF electric oven and grill with 4 ring BOSCH electric hob unit and filter hood. Space for fridge freezer. Pleasant aspect over front gardens. Part glazed door to Utility.

SNUG/FAMILY ROOM

With brick and tile fireplace. Coved ceiling. Lovely aspect.

UTILITY

With tiled floor and providing a range of eye and base level storage cupboards. Fitted work top with stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Panelled part glazed access door to outside.

REAR HALL

With tiled floor. Panelled part glazed access door to garden. Door to:

GUEST WC

With tiled floor and providing a white suite comprising low level WC, wall mounted wash hand basin with tiled splash.

FIRST FLOOR LANDING

With built in airing cupboard housing the insulated hot water cylinder with slated shelving. Overhead storage cupboard.

BEDROOM 1

Providing an extensive range of fitted bedroom furniture comprising wardrobes and overhead storage cupboards. Access to loft space. Dual aspect windows with lovely views.

SHOWER ROOM

Providing a large walk in shower cubicle with inset tiles having splash screen and wall mounted electric shower. Wash hand basin set in vanity unit with storage cupboards under. Tiled splash.

BEDROOM 2

With delightful far reaching views.

BEDROOM 3

Lovely aspect.

BEDROOM 4

Pleasant aspect.

BEDROOM 5

Pleasant aspect.

BATHROOM

Providing a coloured suite comprising low level WC, pedestal wash hand basin, bidet and corner panelled bath. Part tiled walls and tiled splash. Shaving connection point. Triple aspect providing lovely views.

SEPARATE WC

With low level WC. Wall mounted wash hand basin with tiled splash and extractor fan.

OUTSIDE

The property is approached through a gated entrance onto a generous paved driveway which provides parking for numerous vehicles and sweeps round to a detached double garage, whilst also offering pedestrian access to the front and side of the property.

DOUBLE GARAGE

Brick built with twin up and over entrance doors. Power and light points. Pedestrian door to garden.



THE GARDENS

The property is positioned beautifully within its plot. The front provides immaculately manicured lawns flanked by abundantly stocked shrubbery beds and borders containing a number of different plants and shrubs together with numerous specimen trees. There is a pedestrian gate offering a central pathway with steps rising to the front door. Gates access is available down one side of the property, to the other are further beautiful flowing lawns extending round from the side to the rear incorporating further shrubbery beds and borders. Immediately adjacent to the rear of the house is a fantastic flagged sun terrace entertaining area, which allows for full appreciation of the beautiful gardens and surroundings. To one corner of the garden are some purpose designed vegetable beds and borders together with a Greenhouse. It should be noted that the rear gardens offer a stunning southerly facing aspect.

WORKSHOP

With concrete base, twin timber entrance doors, power and light points.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water and electricity are understood to be connected. Foul 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

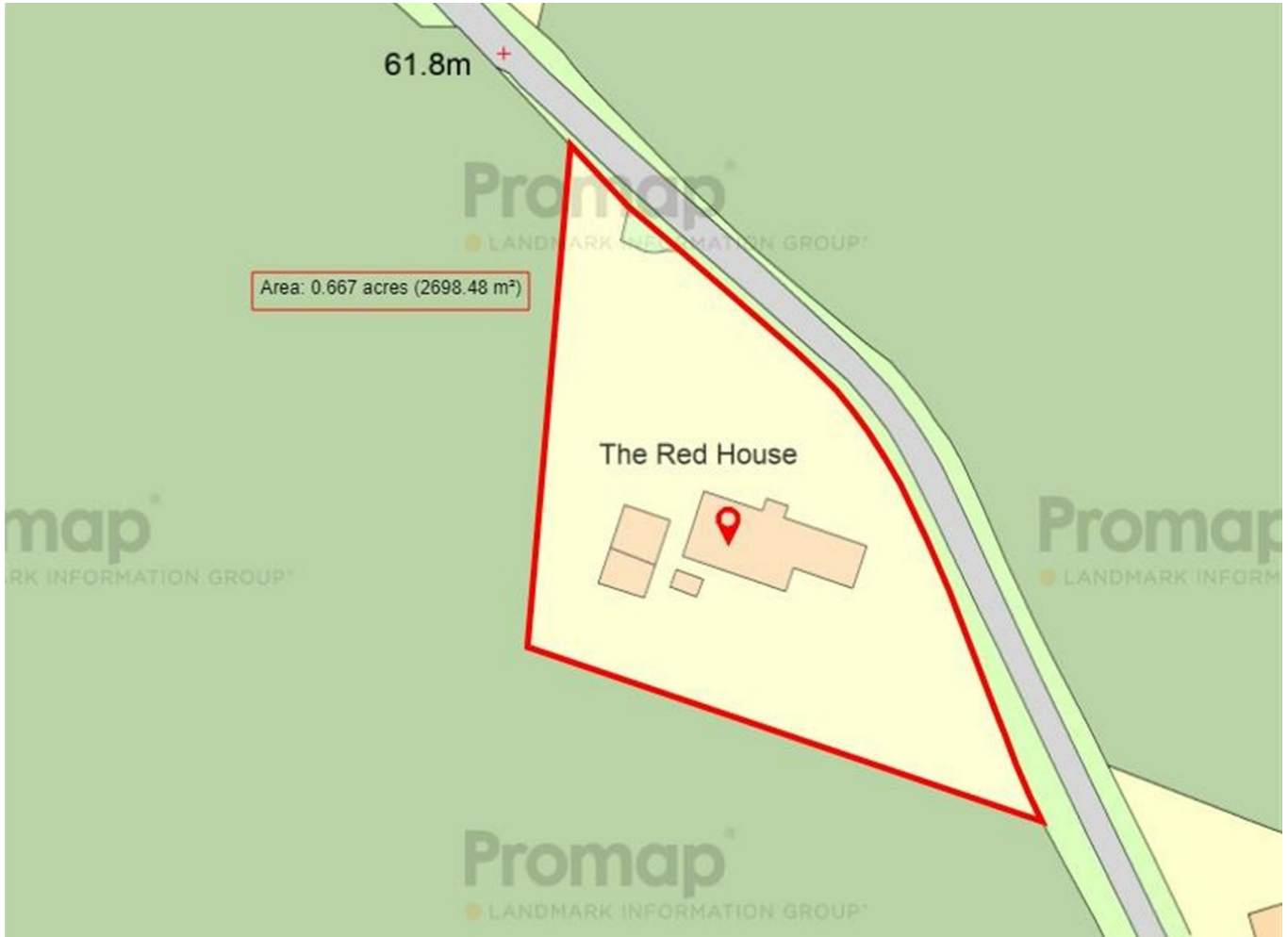
The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

FOR SALE

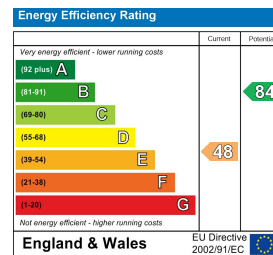
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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