



FOR SALE

Offers In The Region Of £600,000

The Willows, Ford Heath, Shrewsbury, SY5 9GZ

An individual and particularly spacious detached country house with beautiful accommodation and extensive gardens in a popular rural locality, having easy access to Shrewsbury. In all about 0.53 acres.



Mileages: Shrewsbury Town Centre 5.2 miles, A5 2.8 miles, Telford 20.7 miles, Oswestry 18.9 miles (all distances approximate)



- A Delightful Country Home
- Neatly Appointed Accommodation
- Ultra fast broadband
- Extensive Gardens & Patio
- Vegetable Garden & External Office/Studio
- Easy Access to A5/Shrewsbury

DIRECTIONS

From Shrewsbury proceed west along the B4386 and at the Cruckton crossroads, turn right signposted Ford. Follow this lane and then take the next turning left, then travel for about 0.3 mile and the property will be found on the left hand side.

SITUATION

The property is set off a back country lane with views across open farmland. From the property there are a number of country walks, whilst the neighbouring village of Ford offers a primary school, service station and Nisa store. Prospective purchasers may be pleased to note that the school bus runs at the end of the access lane to the popular Mary Webb Secondary School in Pontesbury. Shrewsbury town centre is very easily accessible and offers an excellent range of shopping facilities, schools, leisure and social amenities, together with a rail service. Commuters will find that the property is particularly well placed for access to the A5, linking via dual carriageway to the M54 motorway and Telford or alternatively, north to Oswestry and Wrexham.

DESCRIPTION

The Willows is a most desirable and deceptively spacious detached country home, which is presented in excellent decorative order throughout and will no doubt provide wide market appeal. The ground floor accommodation comprises a number of versatile reception rooms, including a superb sitting room, open plan family room which leads to a useful garden room having a lovely outlook over the rear gardens. There is also a study and separate dining room which links through to the attractively appointed breakfast kitchen. Also to the ground floor is a utility room and guest WC. To the first floor there are four bedrooms the master of which has twin doors leading out onto a balcony offering a lovely outlook. Adjoining the master bedroom is an en suite shower room. The three remaining bedrooms are then served by the family bathroom which contains a separate shower cubicle. Outside, there is parking to one side of the property, whilst on the alternative side is a single garage benefiting from an electric entrance door. Adjoining the garage is a multi purpose room which could potentially be utilised as a home office, gym or games room. The gardens are mostly located to the rear and are a beautiful feature to the property comprising a large Indian sandstone sun terrace entertaining area, flowing manicured lawns, purpose designed vegetable garden with greenhouse and an idyllic area of woodland which is located at the bottom of the formal gardens.

ACCOMMODATION

OAK FRAMED PORCH

With flagged floor and brick base.

ENTRANCE HALL

With tiled floor, fitted oak shoe cupboard.

GUEST CLOAKS/WC

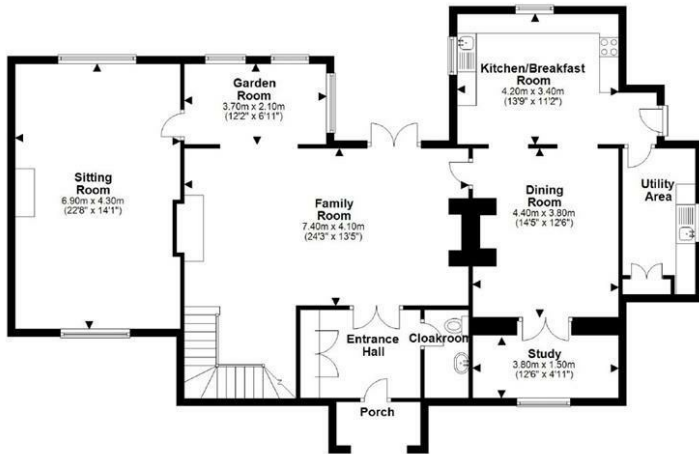
With tiled floor, wash hand basin, close coupled WC.

SITTING ROOM

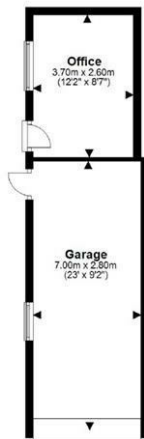
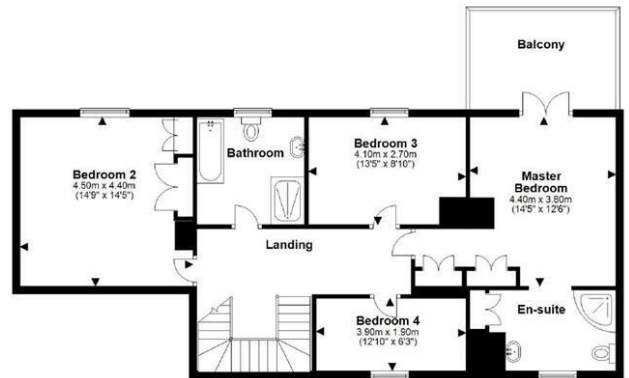
With period fireplace having black and cast iron surround with inset decorative tiles and open fire grate, front and rear windows.



Ground Floor
Approx. 167.8 sq. metres (1807.1 sq. feet)



First Floor
Approx. 91.3 sq. metres (983.0 sq. feet)



Total area: approx. 259.2 sq. metres (2790.1 sq. feet)

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



4 Bedroom/s



2 Bath/Shower Room/s



FAMILY ROOM

With oak boarded floor, stone/brick Inglenook fireplace with oak beam and quarry tiled hearth, Clearview wood burner, fitted oak bookcase, additional period wrought iron fireplace with feature stone and oak plinth, quarry tiled hearth. Oak staircase with open under stairs display area and cupboard, double glazed twin doors opening out onto the rear patio garden, open access through to adjacent:

GARDEN ROOM

With triple window aspect overlooking the garden and fitted low level storage cupboard with fitted book shelving over.

STUDY

Fully fitted with oak and twin doors opening to:

OPEN PLAN KITCHEN/DINING ROOM

With tiled floor throughout and laid out as follows:

DINING ROOM

With exposed ceiling timbers, period cast iron fireplace with stove, decorative tiling, tiled floor, oak mantel, recess to side with fitted oak storage cupboard with shelving over.

KITCHEN

With extensive fitted QUARTZ WORKTOP with upstand, built in stainless steel sink unit, attractive range of Anthony Lewis bespoke designed Calluna painted finish solid wood base units with chrome handles including bin store, pull-out corner unit, wine rack, space and plumbing for dishwasher, fitted STOVES ELECTRIC RANGE COOKER (5-unit induction ceramic hob, grill, two ovens, warming drawer/slow cook), painted glass splash back with stainless steel extractor hood over, SMEG FRIDGE/FREEZER UNIT with tray drawer over, bespoke larder unit with fitted shelving and spice rack. Side external entrance door.

UTILITY ROOM

With tiled floor, fitted QUARTZ WORKTOP with drainer and built in Belfast sink, cupboards under, space and plumbing for washing machine, additional fitted corner range of bespoke pantry/storage cupboards, oil fired central heating boiler.

FIRST FLOOR LANDING (GALLERIED)

With feature oak woodwork and exposed stone wall section.



BEDROOM 1

With double glazed twin French doors leading out onto a large sun balcony with painted iron balustrade overlooking the garden. Fitted double wardrobe, exposed ceiling beams and access to loft space.

EN-SUITE SHOWER ROOM

With tiled floor, corner tiled shower cubicle with direct feed shower unit, close coupled WC, wash hand basin with splash and fitted mirror/lighting unit over, ladder radiator and fitted airing cupboard.

BEDROOM 2

With fitted double wardrobe and adjacent storage cupboard. Fitted wash hand basin. Access to eaves storage space.

BEDROOM 3

With access to loft space.

BEDROOM 4

With views over the lane to the front and farmland beyond.

FAMILY BATH/SHOWER ROOM

With tiled panel double ended bath with wall mounted mixer tap and tiled walls above, low flush WC, vanity unit with wash hand basin and oak cupboard under, splash back and fitted mirror over, corner tiled shower cubicle with direct feed shower unit, tiled floor, ladder radiator.

OUTSIDE

Approached onto a block paviour effect driveway and parking area, whilst a secondary access over an adjoining concreted shared entrance way leads to:

GARAGE

23'0" x 9'2"

With electric up and over entrance door, power and lighting, side access door to garden.

ATTACHED OFFICE/STUDIO/PLAY ROOM

12'2" x 8'7"

With wood effect laminate flooring, power and light points, telephone point, previously used as a home office.



THE GARDENS

To the front of the house the gardens have been landscaped to include dwarf brick walling and peers with ornamental iron railings. An ornamental gravelled area with inset random pavioured path leads to the porch, the remaining gravelled area is inset with a variety of specimen shrubs. A wicker gate flanked by stone walling gives access to the rear garden, which forms the main area and is a particular feature. Laid to an extensive shaped flagged patio extending the width of the house providing various seating areas. A level lawn leads off and is of a generous size whilst along the borders lie particularly well stocked mixed shrubbery beds incorporating roses. At the bottom of the garden are further, much larger mixed beds of flowering shrubs and trees, pampas grass and an orchard area which also includes a chicken pen. General garden store and adjoining log store.

VEGETABLE GARDEN

This adjoins the main garden at the rear and has been purposefully designed with a dwarf brick wall divide and incorporating various box beds, fruit cage, brick and timber greenhouse and three additional box beds.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid and some light fittings are included etc.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank connecting to a private treatment plant (installed 2017). Oil fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644. Tax Band 'D'.

TENURE

Freehold, purchasers must verify via their solicitor.

VIEWINGS

Halls, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

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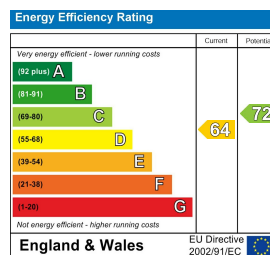
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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