



FOR SALE

Offers In The Region Of £625,000

Fishpool Gate White Gritt, Minsterley, Shrewsbury, SY5 0JN

An individual and most desirable detached country house offering well proportioned accommodation, set with lovely gardens, outbuildings and land, in this idyllic rural locality. IN ALL APPROX. 9.49 ACRES



MILEAGES: Minsterley 7.6 miles, Bishops Castle 6.8 miles, Pontesbury 9.6 miles and Shrewsbury 17.4 miles. All distances are approximate.



- Idyllic rural location
- Detached house
- Well proportioned rooms
- Scope to improve/extend (stpp)
- Lovely gardens and land
- In all approx 9.49 acres

DIRECTIONS

From Shrewsbury take the A488 road through Pontesbury and Minsterley. Continue up the Hope Valley and then carry on ahead taking the right turn to Hyssington and Old Churchstoke. Continue along this lane and the property will be identified after a distance on the left hand side.

SITUATION

The property is attractively situated in a secluded rural setting in an area of Outstanding Natural Beauty with wonderful views over the surrounding countryside and hills. The property also sits between Shrewsbury and the market town of Bishops Castle. The villages of Minsterley and Pontesbury are readily accessible and offer a range of amenities. The area is particularly popular amongst walkers and outriders whilst commuters have access to Shrewsbury via the A5 which links through to the M54 motorway.

DESCRIPTION

Fishpool Gate offers a seldom opportunity in today's market to acquire a detached house with adjoining outbuildings and grazing land in a scenic location, which will no doubt be of keen interest to equestrians and other livestock users. The house itself offers well proportioned accommodation with scope to extend and improve subject to necessary planning permissions. The ground floor accommodation comprises an entrance hall which leads through to a spacious living room with fireplace, separate dining room and breakfast kitchen, together with a conservatory and ground floor bathroom. To the first floor, there are currently 5 bedrooms and a WC. It should be noted that with some reconfiguration an additional bathroom could potentially be moved to the first floor if required. Outside, there is a generous amount of driveway parking which gives access to a number of outbuildings including garaging. The gardens are predominantly positioned to the rear and comprise a generous orchard which offers a number of different specimen trees. In addition, there are lovely flowing lawns. The land is positioned at the far end of the driveway and can also be accessed off the lane. The land is provided in one parcel and laid to pasture. It should be noted that the property and land is situated in a stunning rural position with delightful far reaching views.

ACCOMMODATION

Panelled entrance door leads into:

ENTRANCE PORCH

With part glazed door through to:

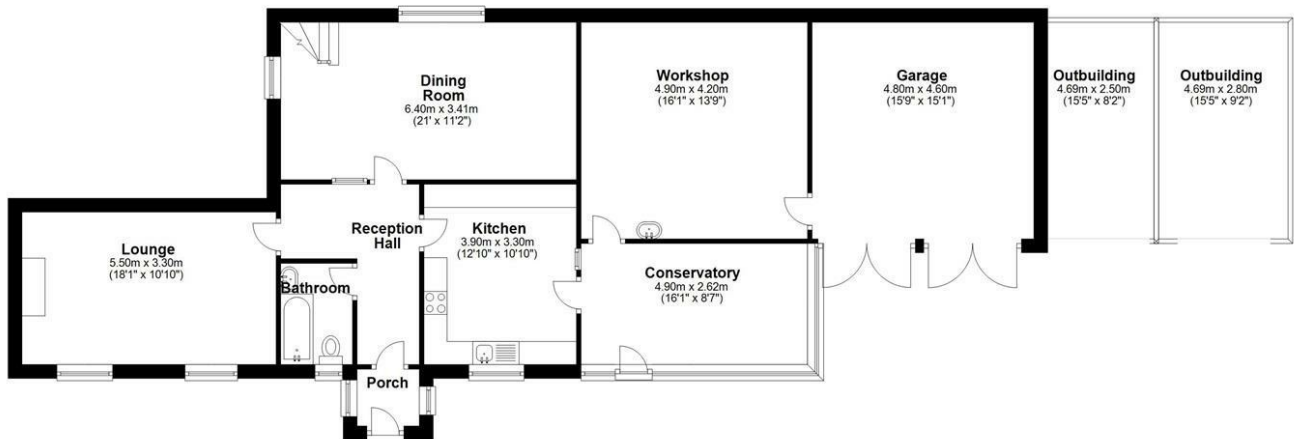
ENTRANCE HALL

With tiled floor and doors off and to:



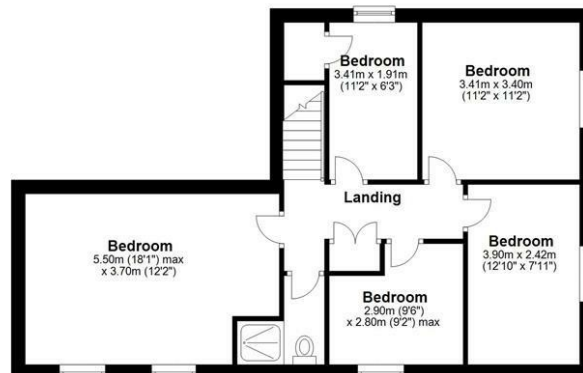
Ground Floor

Approx. 127.3 sq. metres (1370.2 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 195.7 sq. metres (2106.2 sq. feet)

Fishpool Gate

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.



2 Reception
Room/s



5 Bedroom/s



1 Bath/Shower
Room/s



LIVING ROOM

With beamed ceiling. Exposed stone fireplace with tiled hearth. Display recess. Pleasant aspect to front.

DINING ROOM

With beamed ceiling. Staircase to first floor with under stair store cupboard.

BREAKFAST KITCHEN

With tiled floor. Providing a range of eye and base level storage cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer. Integral INDESIT electric oven and grill with 4 ring ZANUSSI induction hob unit. Part tiled walls. Space for fridge freezer. Window with pleasant aspect.

GARDEN ROOM

With tiled floor. Wraparound UPVC double glazed windows and polycarbonate roof. Providing a lovely aspect over the beautiful surroundings. Access door to adjoining outbuildings.

BATHROOM

With tiled floor. Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Panelled bath with shower attachment. Fully tiled walls. Shaving connection point.

FIRST FLOOR LANDING

With built in airing cupboard with insulated hot water cylinder. Doors off and to:

BEDROOM 1

With wash hand basin set in vanity unit with storage drawers under. Shower cubicle with mains fed shower and inset tiling. Lovely views.

BEDROOM 2

BEDROOM 3



BEDROOM 4

With pleasant aspect.

BEDROOM 5

With built in storage cupboard.

GUEST WC

With low level WC.

OUTSIDE

The property is approached through a gated entrance onto a generous concreted driveway with space for numerous vehicles.

OUTBUILDINGS

1. COW SHED

With concrete floor. Belfast sink unit with fitted worktop.

2. DOUBLE GARAGE

With two pairs of twin timber entrance doors. Light point.

3. OPEN FRONTED LOG STORE

4. GARDEN STORE

THE GARDENS

The gardens to the front offer attractively maintained and well stocked herbaceous shrubbery beds and borders together with neatly maintained sections of lawn which lead down to a stream. Positioned to the rear are further beautiful flowing lawns together with a generous orchard which includes numerous trees including walnut, apple, cherry, pear, plum and hosta. This is a beautiful natural area which will no doubt appeal to garden enthusiasts.



LAND

The land is positioned to the far end of the gardens and driveway with a vehicular access gate leading into one enclosure which is laid to pasture. There is an additional vehicular access gate off the lane. The land is positioned in beautiful idyllic surroundings with far reaching views.

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

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains electricity is understood to be connected. Private water supply. Foul drainage to septic tank. Oil fired central heating. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

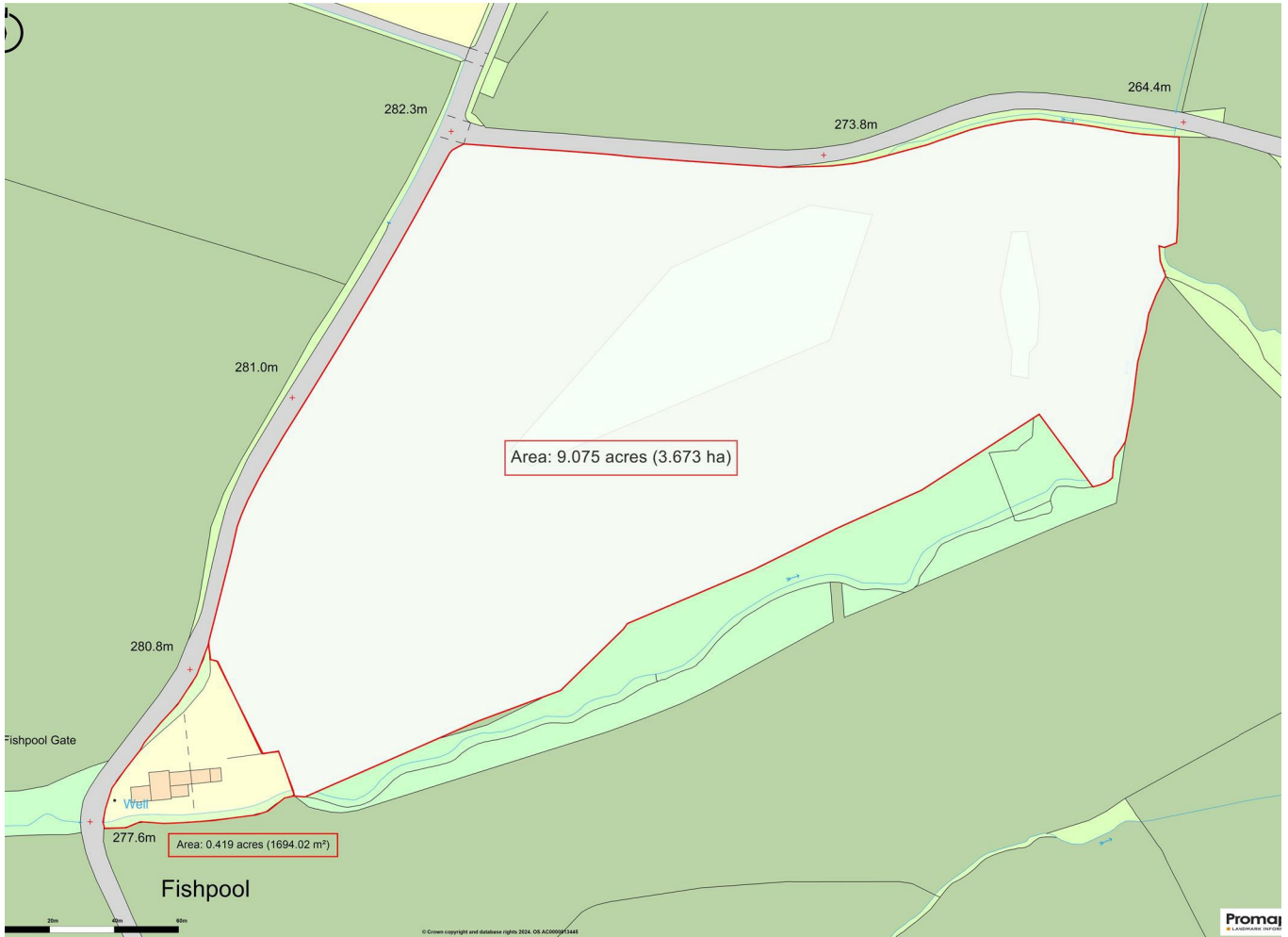
COUNCIL TAX

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

FOR SALE

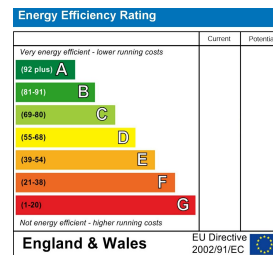
Fishpool Gate White Gritt, Minsterley, Shrewsbury, SY5 0JN



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



01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.