



FOR SALE

Guide Price £820,000

## La Beche House, 14 Pitchford Village, Shrewsbury, SY5 7DP

A most impressive and individual architect designed detached residence, providing a modern flexible living environment, set with garage, beautiful gardens and lovely area of woodland in this sought after rural locality.



MILEAGES: Shrewsbury 7.4 miles and Telford 17.3 miles. All distances are approximate.



- Architect designed
- Flexible living space
- Family home
- Beautiful large gardens
- Area of natural woodland
- Pretty hamlet location

## DIRECTIONS

From Shrewsbury take the Bridgnorth Road and proceed immediately over the A5 and then quickly turn first right signposted Pitchford. Continue through to the village and the property will be identified when entering the village on the right hand side.

## SITUATION

The property is most attractively and delightfully situated in a highly desirable area, south of Shrewsbury, lying on the edge of the lovely hamlet of Pitchford with views over roof tops towards the Wrekin. Local amenities can be found about a mile away in the village of Acton Burnell, which provides a shop and the independent school Concord College. Primary schools are available at either Condoover, Longnor or Church Preen. Commuters will be pleased to note that access is gained to the main A5 which links east to Telford and thereon to the M6, whilst Shrewsbury town centre offers a comprehensive range of facilities and an excellent selection of restaurants, schooling and a rail service.

## DESCRIPTION

La Beche House is a splendid architect designed detached family residence set in a stunning rural location. The property offers a fantastic flexible living environment providing an abundance of natural light. The ground floor comprises three versatile reception rooms, an open dining area, study, fitted kitchen, utility room and guest WC. To the first floor there are four well proportioned bedrooms and two bathrooms, one of which could easily be reconfigured to become an en-suite off the principal bedroom. Outside, twin timber gates lead on to a generous gravelled driveway with space for numerous vehicles and may well be of interest to those with a motorhome/caravan. The garage has an up and over entrance door, power and light points and an electric car charging point. The gardens are mostly located to the rear and these comprise an attractive decked entertaining area adjoined by expansive flowing lawns with well stocked shrubbery beds and borders. The property has the unique benefit of an additional area of natural woodland.

## ACCOMMODATION

A panelled solid oak entrance door leads into:

### RECEPTION HALL

With central staircase. Ceiling downlighters.

### SITTING ROOM

With ceiling cornice. Dual aspect windows.

### FAMILY ROOM

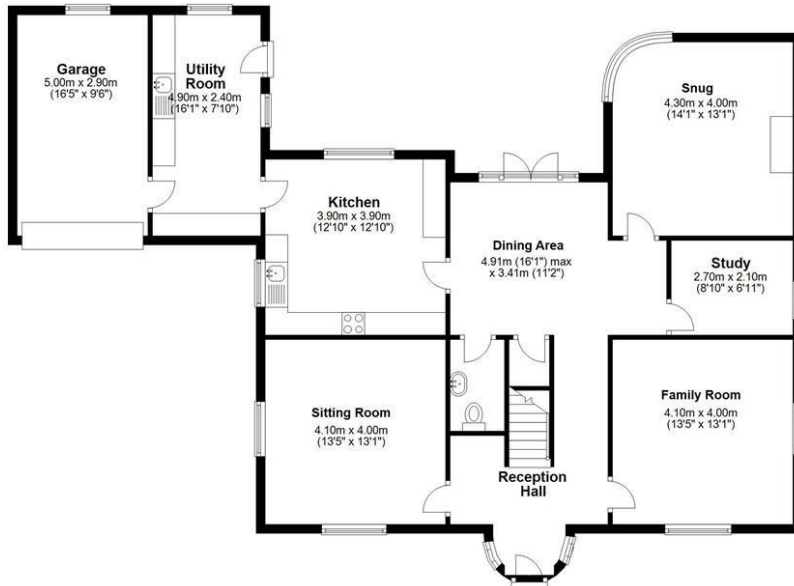
With decorative cornice and dado rail. Dual aspect windows with pleasant outlook towards woodland.

### STUDY

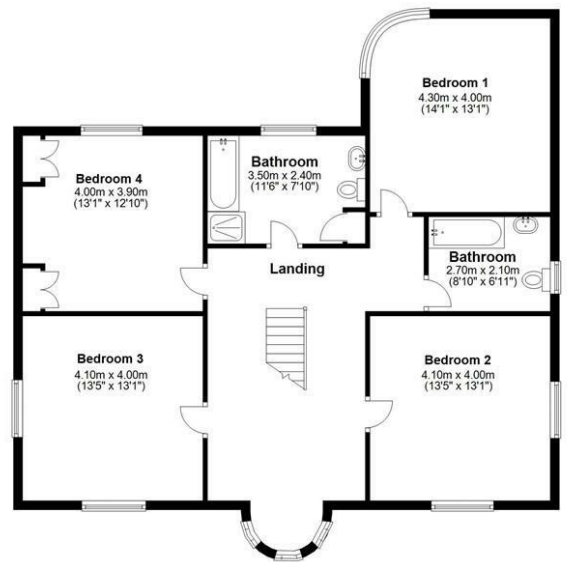
With pleasant outlook towards woodland.



**Ground Floor**  
Approx. 132.1 sq. metres (1421.4 sq. feet)



**First Floor**  
Approx. 107.4 sq. metres (1156.1 sq. feet)



Total area: approx. 239.5 sq. metres (2577.5 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



#### SNUG

Fireplace with slate hearth housing log burning stove. Windows with beautiful aspect over gardens.

#### DINING AREA

Built in cloaks cupboard. Twin glazed French doors and fully glazed side panels leading onto a raised decked terrace entertaining area and gardens beyond.

#### GUEST WC

Providing a suite comprising low level WC, wall mounted wash hand basin and extractor fan.

#### BREAKFAST KITCHEN

Providing an attractive range of eye and base level units comprising soft close cupboards and drawers, with extensive composite stone work surface area over and incorporating a one and a half bowl FRANKE stainless steel sink unit and drainer with mixer tap. Integral HOTPOINT electric oven and grill with 4 ring NEFF induction hob unit over and NEFF extractor hood. Integral NEFF dishwasher. Space for fridge. Part tiled walls. Additional range of eye and base level cupboards and drawers with solid oak worktop and tiled splash. Panelled part glazed door to:

#### UTILITY ROOM

Providing a range of eye and base level cupboards with generous solid oak worktop with stainless steel sink unit and drainer with mixer tap over. Space for freezer. Space and plumbing for washing machine. Space for tumble dryer. Tiled splash. Worcester oil fired central heating boiler. Twin tall double pantry cupboards. Glazed access door to rear garden. Door to garage.

#### FIRST FLOOR LANDING

With ceiling downlighters. Providing a feature bay seating area with stunning outlook over roof tops towards farmland and the Wrekin. Access to loft space.



#### BEDROOM 1

With a delightful curved window providing a pretty outlook over rear gardens.

#### BEDROOM 2

With dual aspect windows with pleasant outlook.

#### BEDROOM 3

With dual aspect windows with lovely outlook.

#### BEDROOM 4

Providing an extensive range of fitted bedroom furniture comprising wardrobes and drawers. Lovely outlook over rear garden.

#### BATHROOM 1

Providing a white suite comprising low level WC with hidden cistern, wall mounted wash hand basin, tiled panelled bath, shower cubicle with mains fed shower, inset tiling and splash screen. Part tiled walls and tiled splash. Built in airing cupboard housing the insulated hot water cylinder.

#### BATHROOM 2

With a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower attachment. Part tiled walls. Splash screen. Heated towel rail.

#### OUTSIDE

The property is approached through twin timber entrance gates leading onto an extensive gravelled driveway, which provides parking for numerous vehicles and may well be of interest to those with a motorhome/caravan. Vehicular access is obtained to the garage and pedestrian access to the front and side of the property.

#### GARAGE

With up and over entrance door. Power and light points. Electric car charging point.



### **THE GARDENS**

To the front the gardens offer neatly maintained lawns with raised shrubbery beds and mature extensive hedgerows. External cold water tap. A timber access gate leads to a number of raised vegetable beds and a path meanders to the rear of the property where a raised decked entertaining area can be found which offers excellent space for Al Fresco dining. Adjoining the decking are well manicured and maintained lawns flanked by established shrubbery beds and borders containing a number of different plants and trees. Mini orchard containing a variety of apple trees. Timber and felt storage shed.

### **WOODLAND**

The property also has the lovely advantage of an area of dense woodland which affords a beautiful natural environment containing wildlife and a variety of mature trees. External cold water tap in rear garden.

### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

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

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

### **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.

### **COUNCIL TAX**

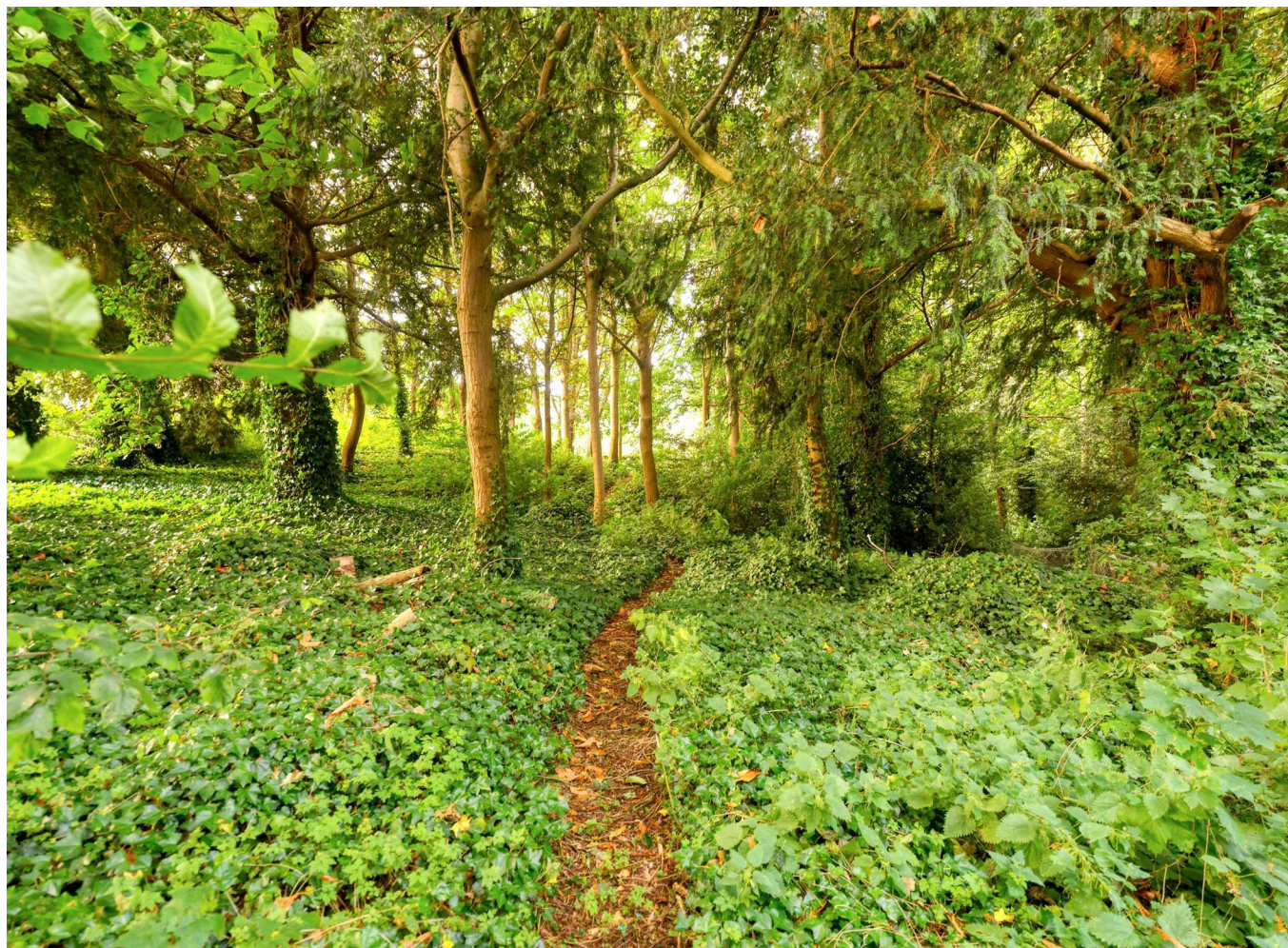
The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### **VIEWINGS**

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

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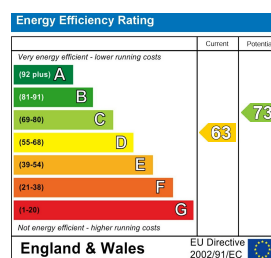
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
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