

FOR SALE

1 Rural Cottages Pontesbury Hill, Pontesbury, SY5 0YQ



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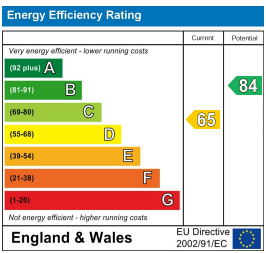
Offers in the region of £319,950

1 Rural Cottages, Pontesbury Hill, Pontesbury, SY5 0YQ

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 highly desirable and recently improved property, providing well proportioned rooms, separate annex and appealing gardens in this most sought after rural village.



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Shrewsbury Sales
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Mileages: Shrewsbury 10.6 miles, Telford 22 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Appealing rural village
- Attractively presented
- Generously proportioned rooms
- Versatile accommodation
- Detached annex
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury proceed west along the A488 to Pontesbury and then continue into the village, through an S bend passing the church and then turn immediately left signed Pontesbury Hill. Proceed up the hill and after a distance, the property will be seen, slightly elevated, on the left hand side.

SITUATION
1 Rural Cottages is attractively positioned just outside the popular village of Pontesbury. Pontesbury itself provides an excellent range of facilities including a Co-Op store, pubs, medical and dental surgeries, a library, popular primary and secondary schools and churches. Easy access can be gained to Shrewsbury with its comprehensive range of amenities and commuter access to both Telford and Oswestry.

DESCRIPTION
1 Rural Cottages is an improved, mature house which will no doubt gain strong market appeal. The ground floor provides a spacious living room with log burning stove, kitchen diner with numerous fitted units and a ground floor shower room. To the first floor are four bedrooms and the main bathroom. Outside is a detached annex, which affords a spacious living/bedroom with separate kitchen area and WC off. The gardens are an interesting feature, offering patio areas, lawned sections and a variety of well stocked shrubbery beds and borders. A pleasant aspect over farmland is found to the front of the property.

ACCOMMODATION
Panelled part UPVC entrance door leads into:
ENTRANCE HALL
With staircase to first floor. Under stair storage cupboard.
LIVING ROOM
Fireplace housing log burning stove set on slate hearth. Dual aspect windows with lovely far reaching views.

KITCHEN DINER
With tile effect flooring and providing a matching range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl ceramic sink unit and drainer with mixer tap. Integral BELLING electric oven and grill with five ring gas hob unit and filter hood. Integral HOOVER dishwasher, part tiled walls and tiled splash, ceiling downlighters. Glazed access door to side of property.

SHOWER ROOM
Tiled floor, white suite comprising low level WC, pedestal wash hand basin with tiled splash. Corner shower cubicle with mains fed GROHE shower, inset aqua boarding and sliding splash screen.

FIRST FLOOR LANDING
With window providing lovely far reaching views.

BEDROOM ONE
Window with delightful aspect.

BEDROOM TWO
Access to loft space and lovely outlook. Built in wardrobe.

BEDROOM THREE

BEDROOM FOUR
Built in linen cupboard with fitted shelving and radiator.

BATHROOM
Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower attachment. Part tiled walls, splash screen, shaving connection point, heated towel rail and extractor fan.

DETACHED ANNEXE
KITCHEN
With tiled floor, eye and base level storage cupboards, generous fitted worktop with stainless steel sink unit, tiled splash, space and plumbing for washing machine.

LIVING/BEDROOM
With underfloor heating, ceiling downlighters, access to loft space, large picture window and twin glazed french doors onto a flagged sun terrace.

WC
With low level WC, pedestal wash hand basin with tiled splash.

OUTSIDE
The property provides an off street driveway parking area which then has gated access onto a footpath leading to the house and gardens.

GARDENS
The gardens sit predominantly to the front and side offering established areas laid to lawn whilst incorporating a number of deeply stocked shrubbery beds and borders, containing an interesting range of plants and shrubs. Adjacent to the annexe is a flagged terrace ideal for outdoor entertaining, and socialising with steps down to an easily maintained artificial grassed area. A variety of specimen trees. Positioned to the rear is a concreated yard area with raised lawns and borders. Garden store.

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 B. 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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