

FOR SALE

Pool Cottage, 10 Upper Works, Snailbeach, Shrewsbury, Shropshire, SY5 0NU



Pool Cottage



FOR SALE

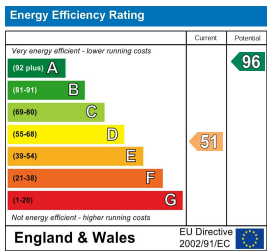
Offers in the region of £450,000

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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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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- 4 bedrooms, 3 bathrooms
- L shaped sitting/dining room
- Conservatory/garden room
- Beautiful private setting
- Landscaped gardens
- Large timber garage/workshop

**DIRECTIONS**  
From Shrewsbury take the A488 Bishops Castle road passing through Hanwood, Pontesbury and Minsterley. Turn left signposted Snailbeach and Stiperstones. On reaching Snailbeach turn left signposted Lords Hill. Follow this road for approximately a quarter of a mile. On entering the wooded area take the first unadopted lane left. Follow this lane passing the pool and the property will be found on the left hand side.

**SITUATION**  
Snailbeach is a small village located close to Shrewsbury. The villages of Minsterley and Pontesbury are close by, both offering a number of shops and amenities, including a primary and a secondary school. Shrewsbury is a vibrant, historic market town with many independent shops, bars and restaurants as well as the traditional High Street brands. The town is full of character buildings offering a wealth of history and charm and there are many pleasant walks along the River Severn. A highly sought after location, very popular with young and old alike, Shrewsbury offers something for everybody with its excellent range of transport links via the M54 motorway and railway station. Education needs are met from pre-school right through to sixth form college, and the town boasts a superb range of sporting and leisure facilities.

**DESCRIPTION**  
Pool Cottage is an attractive and much improved detached cottage positioned in a incredibly picturesque private setting. The property benefits from a large conservatory/garden room which leads through to the L shaped sitting/dining room. The sitting room has a lovely feature fire place with log burning stove. Beyond the dining area is the kitchen with utility room. There is a further utility room beyond the rear hall with a wc.

There are two bedrooms (or one and a study) on the ground floor, the main bedroom has a vaulted ceiling and an en suite shower. On the first floor there are two further bedrooms, both with en suite facilities. The vendors originally planned to run a Bed and Breakfast from Pool Cottage hence the bedroom and bathroom configuration.

The property being situated in this beautiful location means there abundance of wildlife on show including kites, peregrine falcons, buzzards, owls, deer and woodpeckers to name but a few.

**ACCOMMODATION**  
Double glazed French doors to:-  
**CONSERVATORY/GARDEN ROOM**  
With lovely views of the gardens and woodland beyond, tiled floor and radiators.

**BEDROOM ONE with en suite facilities**  
Vaulted ceiling with an en-suite shower room fitted with white 3-piece suite, tiled shower cubicle with electric shower unit, pedestal wash hand basin, WC, tiled wall sections, wood style laminate floor, radiator, extractor fan, chrome shaver socket, double glazed window to the rear.

**L SHAPED SITTING ROOM/DINING ROOM**  
The sitting room has an original stone built inglenook fireplace with oak beam, tiled hearth with wood burner and exposed ceiling timbers, this room open to the dining area which in turn leads onto the kitchen giving a superb flow to the downstairs living area.

**KITCHEN**  
A large galley kitchen that has been fitted with range of solid oak wall and floor units that consists of cupboards, drawers (all soft closing), soft closing larder unit, spice drawer, glass fronted display cabinets, vegetable basket, pan drawers and a wall mounted plate/wine rack. A feature of the kitchen is the brick recess with oak lintel ideal for a range style cooker with extractor hood. There is also space and plumbing for a dishwasher, round edged laminated work surfaces with breakfast bar section, ceramic tiled floor with under floor heating, double glazed side windows, - all enjoying lovely views, and an inset ceramic 1½ bowl sink unit with a chrome mixer tap.

**UTILITY ROOM**  
Fitted with range of units to match the Kitchen offering cupboards and open shelving, round edged laminated work surface with a ceramic sink and chrome mixer taps, ceramic tiled floor, plumbing for American style refrigerator, double glazed window and door leading to gardens.

**REAR HALL**  
With under stairs storage cupboard, doors into study/4th bedroom and 2nd utility room/wc. Staircase to first floor landing.

**STUDY/BEDROOM 4**  
Exposed timbers and a built in cupboard.

**2ND UTILITY ROOM**  
Space for washing machine and dryer, sink and WC

**FIRST FLOOR LANDING**  
Double glazed rear window.

**BEDROOM TWO WITH EN SUITE FACILITIES**  
with en suite with shower cubicle, sink and WC with the bedroom area beyond

**BEDROOM THREE WITH EN SUITE FACILITIES**  
A bedroom with corner shower, sink and WC

**OUTSIDE**  
The property is approached over an unadopted lane. Double gates lead onto a large private forecourt providing parking for a number of vehicles with access to the garage.

The property is enclosed with hedging and fencing with chicken wire.

The Dell to the side belongs to The Mines Trust.

**TIMBER GARAGE/WORKSHOP**  
Double doors, concrete floor, power supply.

**GARDENS**  
The largest area of gardens are laid to lawns with a deep shrubbery bed to one side. This area is enclosed by hedging and fencing. Beyond the drive, lies terraced gardens offering lawns, shrubbery and flower beds, fruit trees.

**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. Oil fired central heating. Foul drainage is to a septic tank. None of these services have been tested.

**COUNCIL TAX**  
The property is currently showing as Council Tax Band D. 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**  
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