



FOR SALE

Offers in the region of £579,995

Levens, Shotton Lane, Harmer Hill, Shrewsbury, SY4 3DN

A beautifully maintained and attractively presented detached dormer house, providing a flexible and versatile living environment, set with garage and delightful gardens, backing onto fields, in this sought after rural locality.



MILEAGES: Shrewsbury 6.8 miles, Telford 19.6 miles. All mileages are approximate.



- Quiet rural locality
- Beautifully maintained home
- Attractively presented and well appointed
- Flexible living environment
- Generous driveway and garage
- Lovely gardens
- Overlooks open fields

DIRECTIONS

From Shrewsbury, head out along Smithfield Road, staying in the left hand lane and proceed through Coton Hill, joining the A5208 Ellesmere Road. Continue along this road, until reaching Harmer Hill. Proceed into the village, past the Bridgewater Arms, heading for Wem. After a short distance, take the right turn onto Shotton Lane and the property will be seen on the left hand side.

SITUATION

The property is well positioned in Harmer Hill, which provides a pub with restaurant, village hall and church. The neighbouring village of Myddle also offers a primary school and public house. Rail services can be accessed at Yorton and Wem, where there are services to Shrewsbury, Birmingham, Crewe, Manchester and Cardiff. Wem provides a range of shops and schools including the popular Thomas Adams School. Shrewsbury is very easily accessible by car or the regular bus service with its comprehensive shopping centre, leisure and social facilities. Commuters are well placed with access to Telford, Whitchurch, Ellesmere and Oswestry.

DESCRIPTION

Levens is a beautifully maintained and attractively presented detached dormer house, which offers a flexible and highly appealing living environment. To the ground floor, there are two reception rooms, breakfast kitchen, utility and guest WC. There are also two double bedrooms positioned on this floor, which are served by the bathroom. To the first floor, are two spacious double bedrooms, both benefitting from en-suite shower rooms. Outside, there is a generous gravelled driveway parking area with space for numerous vehicles and leads to the attached garage. The gardens are particularly well established and include lawns to both the front and rear, together with numerous well stocked shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

Oak boarded flooring, ceiling downlighters.

LIVING ROOM

Ornamental fireplace with decorative surround (gas connection point) dual aspect windows with lovely outlook over mature front gardens.

BREAKFAST KITCHEN

With ceiling downlighters and providing an appealing range of eye and base level soft close units comprising cupboards and drawers, with generous Quartz worksurface area over and incorporating a Belfast sink unit with inset Quartz drainer and mixer tap over. Dual fuel cooker. Space and plumbing for dishwasher. Solid wood breakfast bar eating area. Twin glass fronted display cupboards. Quartz upstands and sills. Pleasant aspect over rear garden with fields beyond. Walk-in pantry cupboard with tiled floor, fitted shelving and currently housing the fridge freezer. Part glazed door to:-



Levens, Shotton Lane, Harmer Hill, Shrewsbury, SY4

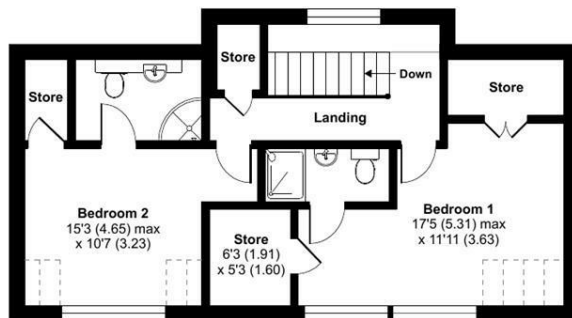
Approximate Area = 1669 sq ft / 155 sq m

Limited Use Area(s) = 31 sq ft / 2.9 sq m

Garage = 173 sq ft / 16.1 sq m

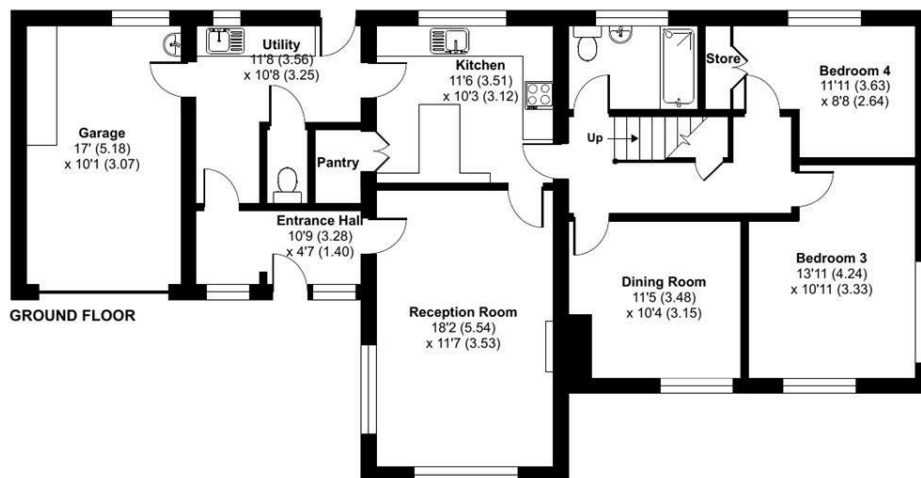
Total = 1873 sq ft / 174 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1250478



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



4 Bedroom/s



3 Bath/Shower
Room/s



UTILITY

With ceiling downlighters, tile effect flooring and providing a modern range of eye and base level storage cupboards with solid wood work surface area over and incorporating a stainless steel sink unit. Space and plumbing for washing machine, space for tall freezer, contemporary tall radiator. Access door to garage, part glazed UPVC door to rear garden and door to:-

GUEST WC

With WC, radiator and eye level storage cupboards.

INNER HALLWAY

With carpeted staircase rising to first floor, built in understairs storage cupboard, attractive parquet flooring and doors off and to:-

DINING ROOM

(Currently being used as a study)

Fitted carpets. Pleasant aspect over the front garden.

BEDROOM THREE

(Currently being used as a dining room)

With wood effect flooring and dual aspect windows.

BEDROOM FOUR

(Currently being used as a family room)

With wood effect flooring, built in wardrobes, with hanging rail and shelving.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls and tiled splash, splash screen, radiator, shaving connection point.

FIRST FLOOR LANDING

With lovely aspect over fields to rear and towards Clive and Grinshill. Built in airing cupboard housing the hot water cylinder.

BEDROOM ONE

With two walk-in wardrobes with lighting and hanging rails and a range of fitted shelving. Pleasant aspect over roof tops with fields beyond. Door to:-



EN-SUITE SHOWER ROOM

With porcelain tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under, feature walk-in shower cubicle with drench head, additional feeder shower attachment, inset tiling, sliding splash screen, fully tiled walls, heated towel rail and extractor fan with downlighter.

BEDROOM TWO

Pleasant aspect over roof tops with fields beyond. With walk-in wardrobe with lighting, fitted shelves and hanging rails.

EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under and granite top and splash. Corner shower cubicle with wall mounted electric shower, inset tiling and sliding splash screen, extractor fan with downlighter. Wall mounted heated towel rail.

OUTSIDE

The property is approached through double ornamental iron gates, which lead onto a generous gravelled driveway with parking for numerous vehicles and leading to the garaging.

GARAGE

Up and over entrance door, power and light points, wash hand basin, wall mounted gas fired central heating boiler.

THE GARDENS

To the front, the gardens offer beautifully manicured lawns, flanked by established and abundantly stocked shrubbery beds and borders, containing a number of different shrubs, plants and trees. Access is available down either side of the property, leading to the rear. Positioned to the rear, and adjacent to the kitchen is a flagged patio seating area adjoined by further attractively maintained lawns with shrubbery beds and borders. To one corner of the garden, is a brick paved private seating area with timber pergola and climbing plants. Greenhouse with rose beds. Timber and felt storage shed. External cold water tap.

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, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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

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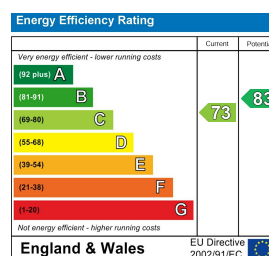
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

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