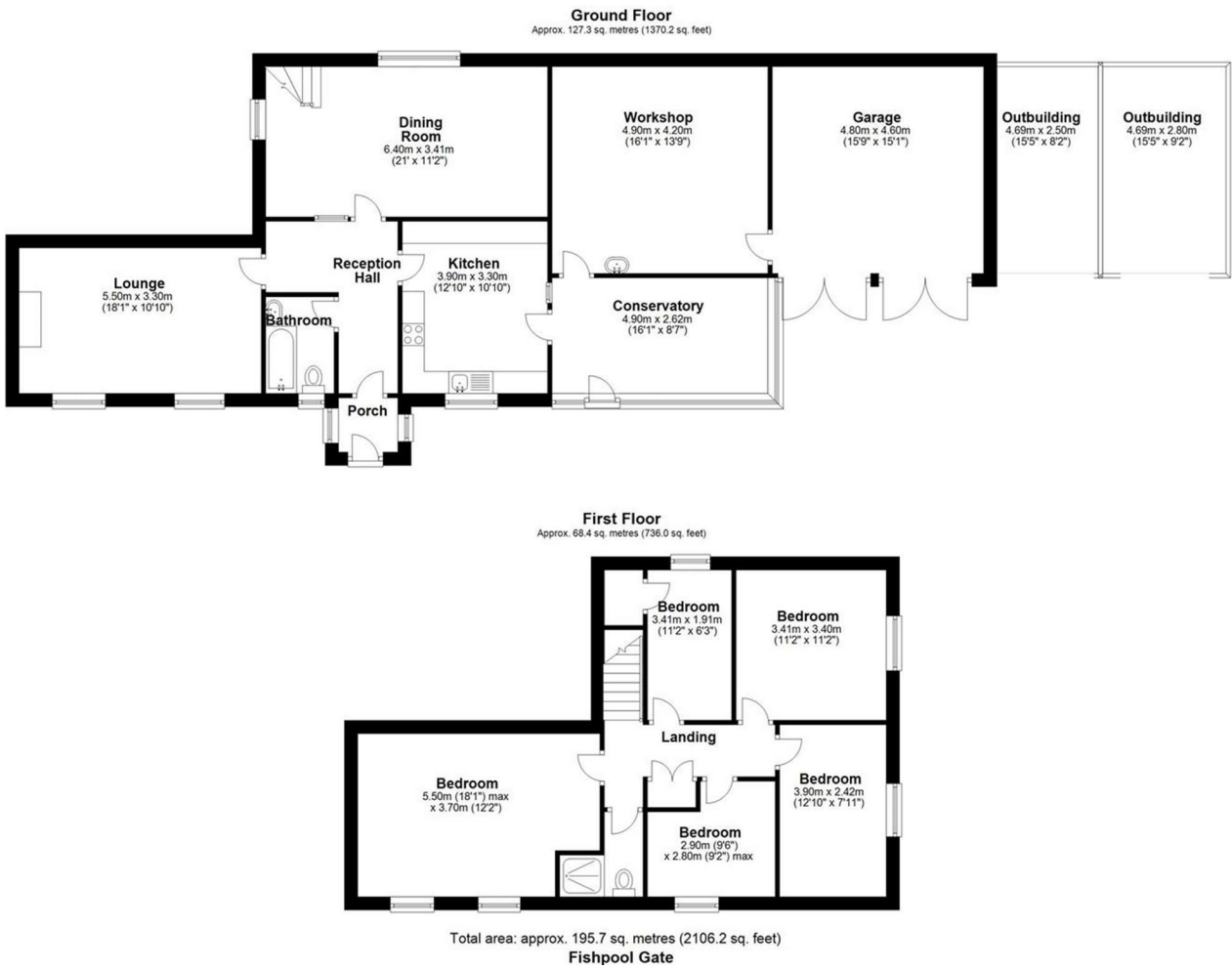


FOR SALE

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



FOR SALE

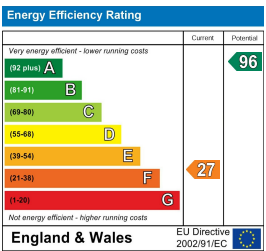
Offers in the region of £495,000

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



An individual and most desirable detached country house offering well proportioned accommodation, set with lovely gardens and outbuildings in this idyllic rural locality. NO ONWARD CHAIN




01743 236444

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




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



2 Reception Room/s



5 Bedroom/s



1 Bath/Shower Room/s



- Idyllic rural location
- Detached house
- Well proportioned rooms
- Scope to improve/extend (stpp)
- Lovely gardens and land
- NO ONWARD CHAIN

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 and lovely flowing lawns.

ACCOMMODATION
Panelled entrance door leads into:

ENTRANCE PORCH
With part glazed door through to:

ENTRANCE HALL
With tiled floor and doors off and to:

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.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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 in Council Tax band ‘G’ on the Powys Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.