



FOR SALE

Offers in the region of £525,000

Brook Cottage, Minsterley, Shrewsbury, SY5 0BE

A beautifully improved and sympathetically extended detached cottage, set in stunning gardens with delightful far reaching views on the fringe of this popular village. In all approx. 1.33 acres.
NO ONWARD CHAIN



MILEAGES: Pontesbury 2.3 miles, Shrewsbury 12 miles, Telford 24.1 miles. All mileages are approximate.



- Delightful rural setting
- Extended and improved accommodation
- Beautiful living environment
- Detached home office/garden room
- Stunning gardens with far reaching views
- Set in all approximately 1.33 acres.

DIRECTIONS

From Shrewsbury, proceed west along the Bishops Castle road (A488) and continue onto Pontesbury and through to Minsterley. Once in the village, at the mini roundabout take the first exit onto the Bishops Castle road and travel along, taking the right turn just before the primary school down a private drive. Continue along the drive and the property will be seen elevated on the right hand side.

SITUATION

The property is located in a most idyllic and attractive position on the fringe of the popular village of Minsterley and lies at the foot of the Hope Valley and close to the Stiperstones. The village of Minsterley offers a selection of basic amenities including a mini Morrisons petrol station, pub and primary school. The next village of Pontesbury also provides a comprehensive school and a wider range of amenities. Shrewsbury offers a fashionable and extensive range of facilities, including a rail service. Alternatively, further west is the pretty market town of Bishops Castle.

DESCRIPTION

Brook Cottage has undergone an extensive scheme of modernisation and extension, completed by the current owners. The accommodation is flexible and versatile and offers a feature open plan living dining kitchen, separate sitting room, bedroom four/family room, utility room and guest WC. To the first floor, there are three bedrooms, the principal of which has an en-suite washroom and all three bedrooms are served by the bathroom. Outside, there is a large gravelled driveway parking area with space for numerous vehicles. A pathway extends from the driveway and leads up to the residence. Positioned to the rear of the property is a insulated steel framed workshop/gym/craft room. The gardens are a stunning feature to the property and offer extensive flowing lawns, containing numerous floral shrubbery beds and borders, fruit cage and a variety of different specimen fruit trees. The gardens provide fantastic far reaching views over adjoining countryside and hills in the distance, including the Callow. Positioned off the driveway is a modern garden room/home office, which has mains power, lighting and glazing to the front which looks over the free flowing stream and towards the gardens and cottage.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

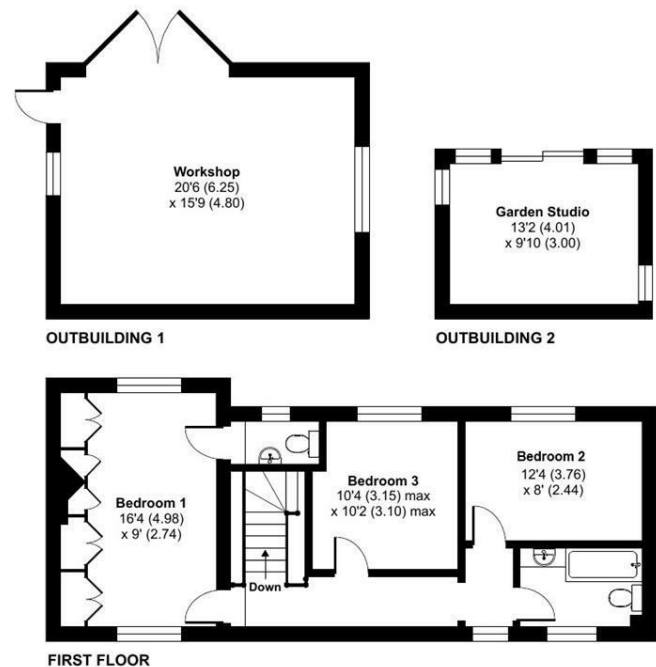
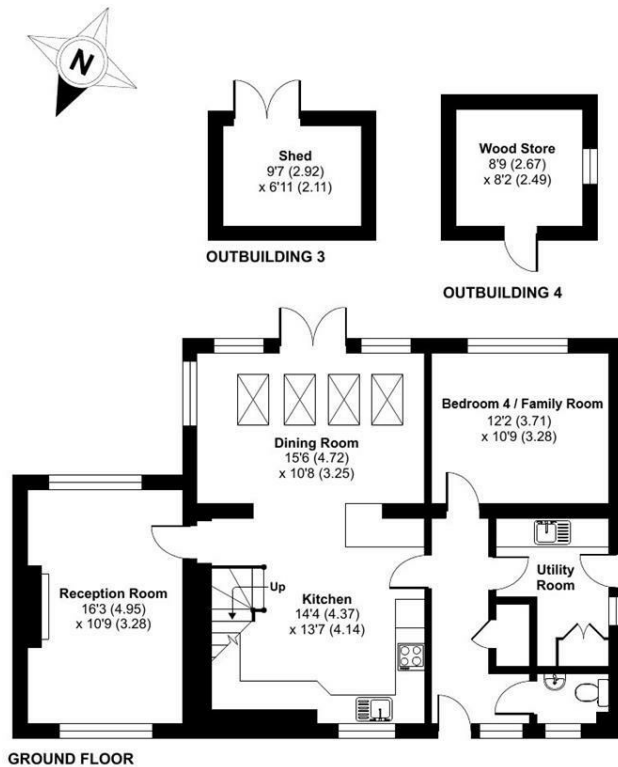
With slate tiled floor, built in cloaks cupboard.

GUEST WC

Slate tiled floor and a modern white suite comprising low level WC, pedestal wash hand basin with tiled splash, ceiling downlighters.



Approximate Area = 1536 sq ft / 142.7 sq m
 Outbuildings = 592 sq ft / 55 sq m
 Total = 2128 sq ft / 197.7 sq m
 For identification only - Not to scale





3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



UTILITY ROOM

Slate tiled floor, eye and base level units comprising cupboards and drawers with worksurface area over and incorporating a sink unit and drainer with mixer tap over. Space for fridge freezer, ceiling downlighters, additional built in cupboard housing the pressurised hot water cylinder. Panelled part glazed door to gardens.

FEATURE OPEN PLAN LIVING DINING KITCHEN

KITCHEN

With slate tiled floor (underfloor heating) and providing an attractive range of soft close eye and base level units comprising cupboards and drawers, with generous granite worksurface area over, with inset granite drainer, Carron sink unit with mixer tap over, granite splash, integral Neff electric oven and grill with four ring Aeg induction hob unit and filter hood over, ceiling downlighters, integrated fridge, integrated dishwasher. Breakfast bar eating area with granite top and cupboards under. Bespoke oak staircase to first floor.

LIVING DINING

Slate tiled floor (underfloor heating) four Velux rooflights and twin glazed french doors offering access out onto the feature sun terrace and providing stunning views over the gardens and adjoining farmland.

SITTING ROOM

With period style fireplace with inset tiling, stone hearth and cast iron grate, windows to both front and rear overlooking surrounding gardens.

BEDROOM FOUR/FAMILY ROOM

With lovely aspect over gardens.

FIRST FLOOR LANDING

With ceiling downlighters, access to loft spaces.



BEDROOM ONE

Offering bespoke range of oak built in bedroom furniture, containing wardrobes and shelving units, window providing beautiful views over the gardens, farmland and hills beyond.

EN-SUITE WASH ROOM

With a white modern suite comprising low level WC, pedestal wash hand basin with tiled splash and shaving connection point.

BEDROOM TWO

With lovely aspect.

BEDROOM THREE

With attractive views.

BATHROOM

Providing a white suite comprising low level WC, panelled bath with mains fed shower over, with drench head, splash screen and part tiled walls. Wash hand basin set in vanity unit with storage cupboards under, shaving connection point.

OUTSIDE

The property is approached over a shared driveway with the benefit of a restrictive right of access, which in turn leads to a gated entrance and a private large gravelled driveway parking area with space for numerous vehicles and may well be of interest for those wishing to store a motorhome/boat. A concrete pathway then meanders through the gardens leading to the property. In all approx. 1.33 acres.



THE GARDENS

The property is set in stunning large gardens, which are predominantly laid to lawn and wrap around the property, incorporating a number of established mature shrubbery beds and borders containing numerous different plants and flowers together with some interesting specimen trees. Immediately adjacent to the living dining kitchen is a sunken sun terrace, ideal for entertaining and Alfresco dining. Fruit trees, some within an orchard, include cooking and eating apples, pear, plum, sloe trees, damson trees. The lawns then extend to the front and offer idyllic countryside views. The property has the benefit of beautiful free flowing brook that runs through the garden. Positioned next to the gravelled parking area, are further flowing lawns and a modern home office/garden room. The front gardens incorporate beautifully maintained lawns, with raised beds containing a further variety of shrubs and plants and a slate pathway then leads to a detached workshop/garage.

HOME OFFICE/GARDEN ROOM

With ceiling downlighters, power and light points, hard wired internet, twin glazed sliding patio doors with lovely outlook towards gardens and wall mounted electric digitalised heater.

STEEL FRAMED WORKSHOP/GARAGE

With numerous power and light points, twin metal entrance doors and additional pedestrian access door.

GENERAL REMARKS

FIXTURES & 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 D. 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@hallsgb.com

FOR SALE

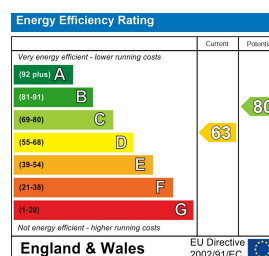
Brook Cottage Minsterley, Shrewsbury, SY5 0BE



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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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