

**FOR SALE**

Offers in the region of £385,000

## Lower Gittinshay Cottage, Gatten, Pontesbury, Shrewsbury, SY5 0SJ

\*\*\*For sale by Informal Tender\*\*\*

A charming detached cottage offering excellent potential, set with outbuildings and land providing stunning views, in an idyllic and secluded rural location. In all approx 16.9 acres.





**MILEAGES:** Pontesbury 5 miles, Shrewsbury 13.4 miles, Telford 26.6 miles. All mileages are approximate.



- Beautiful rural location
- Period detached cottage
- Scope to improve
- Range of outbuildings
- NO ONWARD CHAIN
- Set in all approx 16.9 acres

## DIRECTIONS

From Shrewsbury, take the A488 south west to Pontesbury and after The Nags Head pub, take the left turn onto Bogey Lane. Continue along, taking the left turn by the primary school and at the next junction turn left for Habberley. Follow this lane for about 2 miles into the village and take the second turning right, signed Westcott/Bridges. Follow this road for approximately 1.3 miles and take the first turning right (unsigned). Continue along until reaching a fork in the road, and proceed left, over the cattlegrid onto a single track road. Continue over the next two cattle grids and at the next fork in the road, take the right turn towards Hollies Farm, continue through the farmyard to the very top and onto a part stoned track. This is where vehicles should be parked. Unless you have a 4x4, proceed on foot along the lane through 5 gates until reaching the cottage.

## SITUATION

The property is situated in a stunning and most natural rural environment, just on the shoulder of the Stiperstones, with stunning views over the valley towards the Shropshire Plain in the distance. This truly idyllic unspoilt position, is set beautifully elevated on the hillside. The village of Habberley is approximately 3 miles away and offers a church, village hall and public house. Further amenities can be found at Pontesbury, including a basic selection of shops, schools and a doctors surgery. The county town of Shrewsbury with its historic centre, offers a most comprehensive range of amenities, including an excellent shopping centre, recreational and educational facilities, together with a rail service.

## DESCRIPTION

Lower Gittenshay Cottage is a most desirable, detached cottage, which offers excellent scope for improvement and extension subject to any necessary building regs and planning approval. The cottage is set in unspoilt beautiful countryside, in a secluded locality and over recent years, has been utilised as a monks retreat. The ground floor accommodation currently offers a dining room, kitchen, utility, shower room, a guest suite with kitchenette and bathroom. Positioned to the rear is a chapel with beautiful decorative features.

To the first floor, there are two double bedrooms. Outside the property has a range of outbuildings, including a superb timber clad roundhouse, stone and tiled workshop and a number of additional stores.

## ACCOMMODATION

Timber entrance door leads into:-

## ENTRANCE PORCH

With panelled entrance door leading into:-

## DINING ROOM

With quarry tiled floor, beamed ceiling, fireplace with space for log burning stove, range of fitted shelving, staircase to first floor and window with stunning far reaching views.



## Lower Gittenshay Cottage, Gatten, Pontesbury, Shrewsbury, SY5



Approximate Area = 759 sq ft / 70.5 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

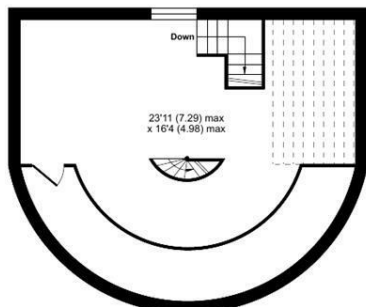
Round House = 795 sq ft / 73.8 sq m

Chapel = 193 sq ft / 17.9 sq m

Annexe = 205 sq ft / 19 sq m

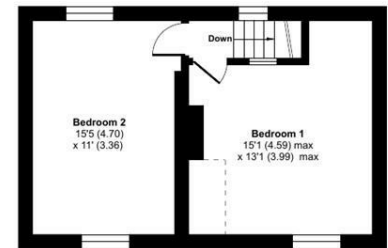
Total = 2012 sq ft / 186.9 sq m

For identification only - Not to scale

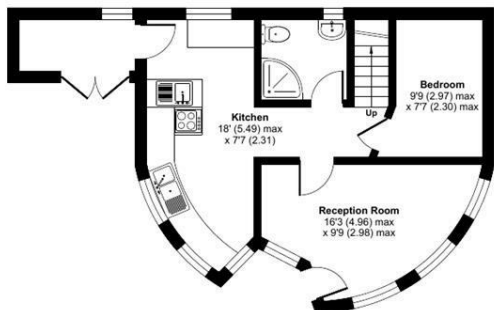


ROUND HOUSE FIRST FLOOR

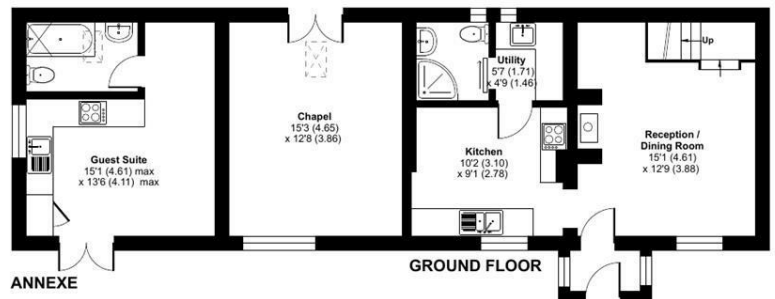
Denotes restricted  
head height



FIRST FLOOR



ROUND HOUSE GROUND FLOOR



ANNEXE

GROUND FLOOR







2 Reception  
Room/s



2 Bedroom/s



2 Bath/Shower  
Room/s



#### KITCHEN

Quarry tiled floor, range of base level storage units comprising cupboards and drawers with work surface area over and incorporating a twin Belfast sink unit with mixer tap over, space and connection for electric cooker, space for fridge freezer, part tiled section, splendid outlook.

#### UTILITY ROOM

With Belfast sink unit and worktop with drainer. Sliding door to:-

#### SHOWER ROOM

With quarry tiled floor, WC, wall mounted wash hand basin, shower cubicle with mains fed shower and inset tiling.

#### GUEST SUITE

With part tiled and part wooden flooring, range of eye and base level cupboards, worktop with stainless steel sink unit and drainer, space and connection for electric cooker, part tiled walls, twin glazed french doors to front with lovely views. Built in airing cupboard which houses the hot water cylinder.

#### BATHROOM

With tiled floor, low level WC, pedestal wash hand basin and panelled bath, part tiled walls.

#### CHAPEL

With beautiful Parquet flooring, timber clad ceiling. Twin timber doors.

#### FIRST FLOOR LANDING

With exposed floor boards and doors off and to:-

#### BEDROOM ONE

With exposed boarded flooring, range of fitted storage containing the hot water cylinder, access to roof space and window with beautiful far reaching views.

#### BEDROOM TWO

Exposed boarded flooring, brick and tiled fireplace, dual aspect windows with stunning views, access to roof space.

#### OUTSIDE

The property is approached over an unadopted country track, which is only suitable for 4x4 and appropriate vehicles.

#### OUTBUILDINGS



#### ROUNDHOUSE

With twin timber entrance doors into:-

#### ENTRANCE PORCH

With tiled floor, part glazed stable door into:-

#### UTILITY

With solid wood worktops, Belfast sink unit with tiled splash, space and plumbing for washing machine, space for tumble dryer.

#### INNER HALL

With staircase to second floor, doors off and to:-

#### KITCHEN

With solid wood worktop, twin bowl sink unit and drainer with mixer tap, space and connection for electric cooker, part tiled walls and tiled splash, windows with beautiful views.

#### SITTING ROOM

Oak entrance door with numerous windows providing a stunning outlook over the adjoining land and countryside beyond, oak entrance door.

#### BEDROOM/STUDY

#### SHOWER ROOM

With a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with electric shower, inset tiling and splash screen.

#### ATTIC ROOM

With glazed section to roof, hot water cylinder. This room could be utilised for a number of different purposes.

#### STONE AND TILE OUTBUILDING

With timber flooring, two entrance doors, windows with far reaching views. Adjoining boiler house housing the oil fired central heating boiler (currently not functioning).

#### THE GARDENS

To the front, the gardens are predominantly lawned together with stone pathways and seating areas, allowing for full appreciation of the stunning rural surroundings.

**THE LAND**

The land provides the following: Garden, meadow and pond 2.94 acres. Semi Wetland 4.23 acres. Woodland and semi ancient woodland 9.71 acres.

**GENERAL REMARKS****AGENTS NOTE**

Prospective purchasers should be aware that to the best of our knowledge there was no building control approval for the construction of the roundhouse.

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**METHOD OF SALE**

The property is being offered for sale by informal tender.

Prospective purchasers should please submit their highest and best offer to Halls, either by letter or by email by no later than 12 noon on Friday 16th May 2025. The vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any offer submitted should be for an uneven amount of money. The vendor and their agent reserve the right to withdraw the property and vary the sale method if required.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains electricity. Drainage is to a treatment plant. Water is connected to a borehole. Oil fired central heating. None of these services have been tested.

**COUNCIL TAX**

The property is currently showing as Council Tax Band A. 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**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)



FOR SALE

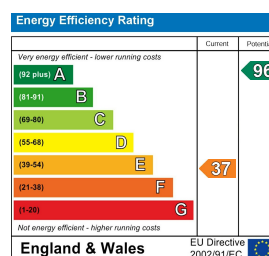
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01743 236 444

#### Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@halls.gb.com



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