



WHARFDALE COTTAGE

MINSTERLEY ROAD | PONTESBURY | SHREWSBURY | SY5 6QL





WHARFDALE COTTAGE

MINSTERLEY ROAD | PONTESBURY | SHREWSBURY | SY5 0QL

Shrewsbury 10.6 miles | Telford 22.8 miles
(all mileages are approximate)

A BEAUTIFUL AND PARTICULARLY SPACIOUS DETACHED COTTAGE, SET
IN STUNNING PRIVATE GARDENS WITH LOVELY VIEWS LOCATED ON
THE FRINGE OF THIS HIGHLY SOUGHT AFTER VILLAGE LOCATION.

Popular rural village location
Beautiful mature country cottage
Lovely versatile living environment
Driveway parking and garage
Delightful established gardens overlooking open farmland



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, proceed through Radbrook to the roundabout with the A5 bypass, heading straight over on to the A488 signposted Hanwood and Pontesbury. Proceed through Pontesford and into the village of Pontesbury, continue along the one way system and onto the Minsterley road. At the mini roundabout, head straight over, taking the right turn almost immediately where Wharfdale Cottage will be found on the left hand side.

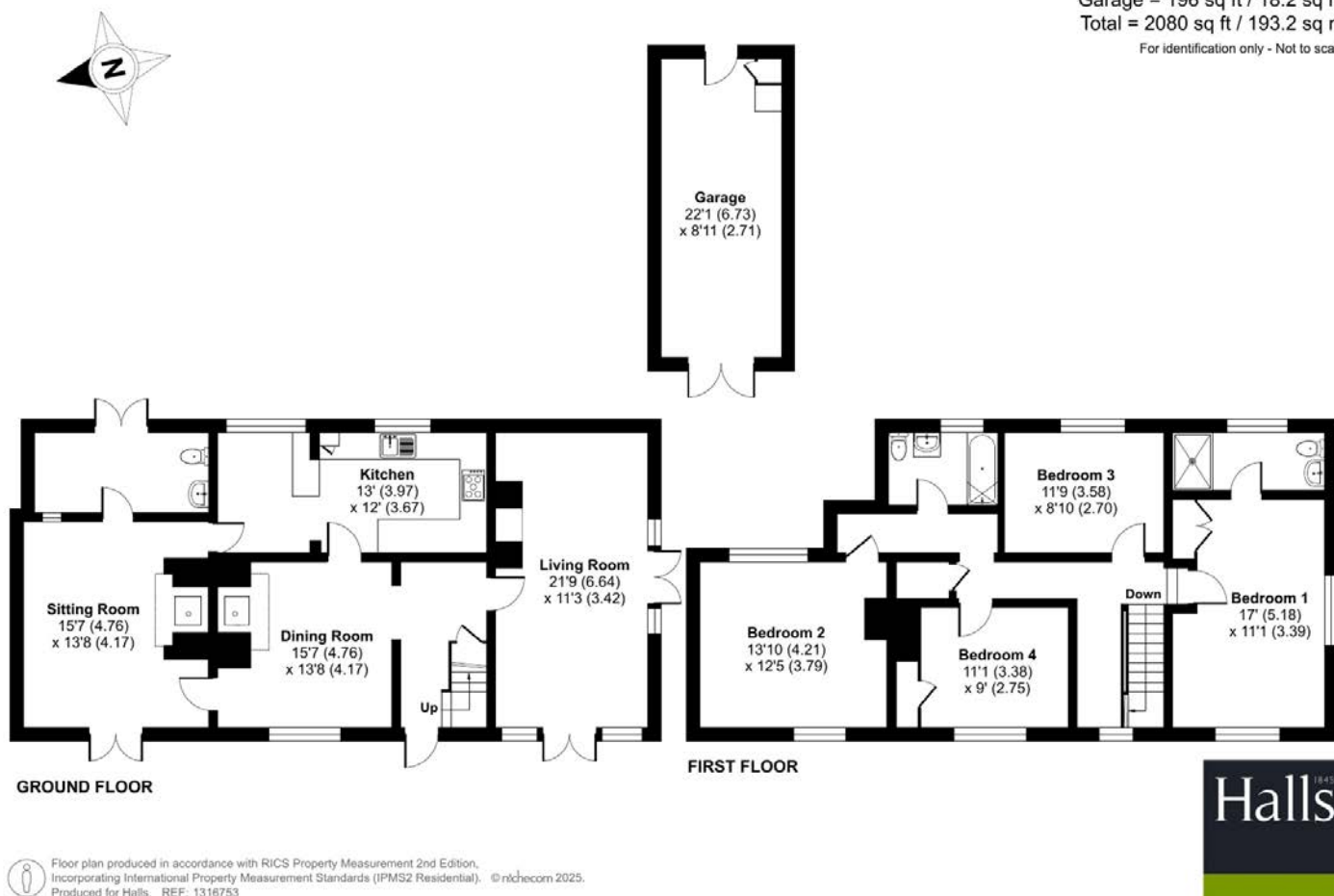
SITUATION

The property is located in the popular village of Pontesbury which offers numerous amenities including pubs, small supermarket, local produce stores, butchers/bakery, medical and dental surgeries, together with both primary and secondary schools. The property is located close to Pontesford Hill with its wonderful walks and spectacular views. Further and more comprehensive facilities are available in the county town of Shrewsbury and there is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway networks. There is a rail service available in Shrewsbury town centre.

PROPERTY

Located on the edge of one of the area's most sought-after rural villages, this beautiful detached country cottage, originally dating back to the early 1800s, is brimming with charm and character throughout. Lovingly maintained and thoughtfully updated, the property blends period features with modern comforts, offering a rare opportunity to enjoy idyllic country living.

The cottage boasts a wealth of traditional features, including exposed beams, leaded windows, and numerous fireplaces, each fitted with multi-fuel or log-burning stoves, creating a warm and welcoming atmosphere. The accommodation is generously proportioned, with three versatile reception rooms, ideal for both relaxed family life and entertaining.



The heart of the home is the delightful breakfast kitchen, attractively fitted with oak units and granite worktops, perfectly combining rustic charm with practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal suite with en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.



GARDENS

Outside, electric gates lead onto a generous driveway which provides ample parking and leads to a detached garage. The stunning, part-walled gardens have been expertly landscaped to include flowing lawns, richly stocked shrubbery beds and borders, and a productive vegetable and fruit-growing area.

Cleverly positioned seating areas create the perfect spots to enjoy views over the adjoining open fields, while a dedicated nature area with a pond and specimen trees adds to the tranquil ambiance.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and gas are understood to be connected. Drainage is to a sewage treatment plant. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire

COUNCIL TAX

Council Tax Band – E



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



