



CHURCH HOUSE

PONTESBURY | SHREWSBURY | SY5 6PS





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Shrewsbury 9.1 miles | Telford 22.4 miles
(all mileages are approximate)

AN INDIVIDUAL AND MOST IMPRESSIVE CHARACTER FILLED PERIOD
HOUSE, SET WITHIN A BEAUTIFUL GARDEN, CENTRALLY LOCATED IN A
SOUGHT AFTER VILLAGE.

Sought after village locality
Generously proportioned rooms throughout
Flexible and versatile layout
Gated driveway with double garage and two carports
Delightful established wraparound gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury or the A5 by-pass take the A488 sign posted Hanwood and Pontesbury. After travelling through Pontesford and passing the Nags Head public house on the right hand side continue into the village, passing the Mary Webb secondary school on the left. Pass by the Hignetts on the one way system and turn right before the OneStop. The property will be found directly in front of you.

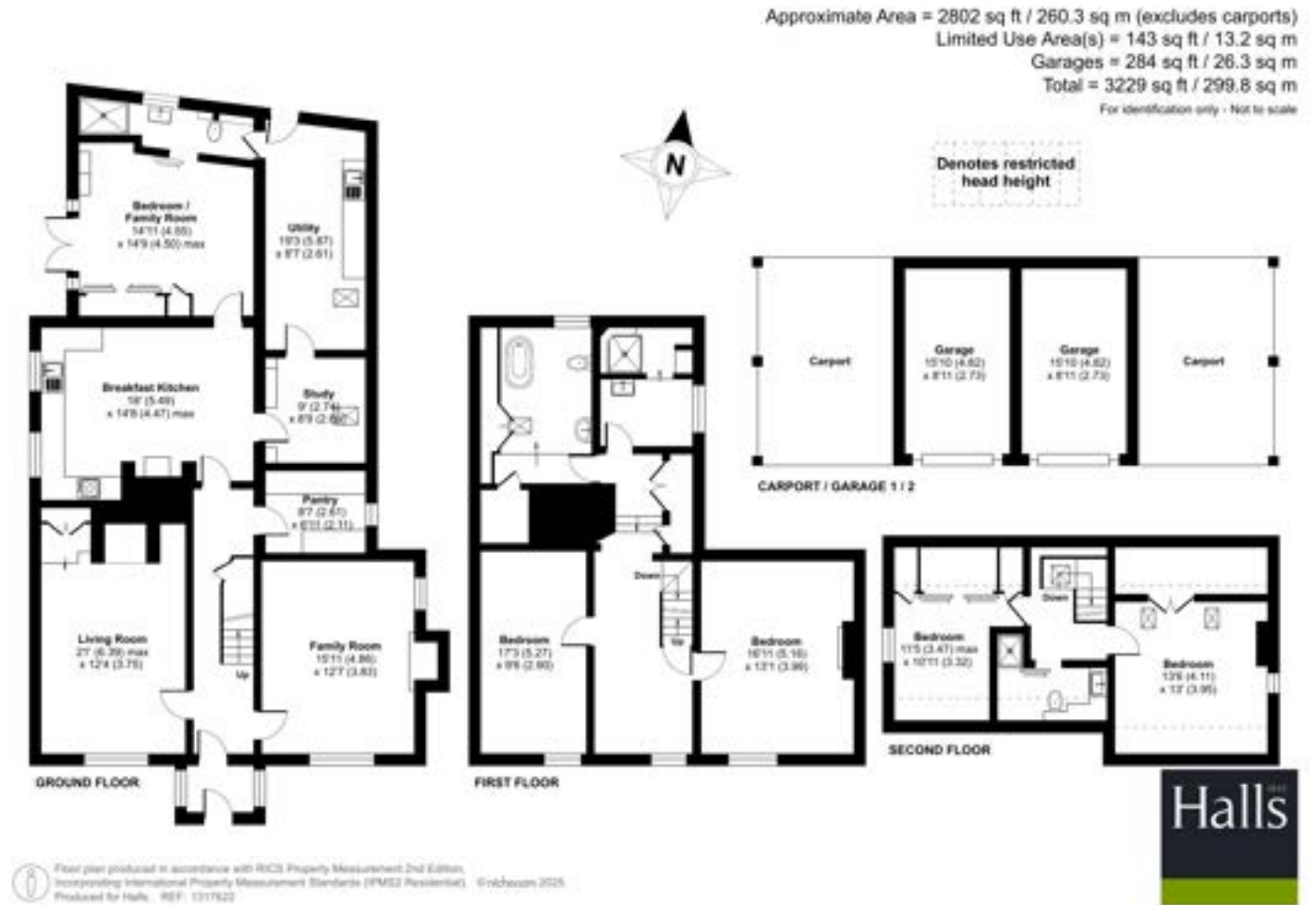
SITUATION

Church House is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The property is positioned close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. 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 network. There is also a rail service available in Shrewsbury town centre.

PROPERTY

Occupying a prominent and picturesque position in the heart of one of the area's most desirable rural villages, Church House is a truly impressive period property of great charm and character. Originally constructed in the 1600s, with later additions in the 1800s, the house sits adjacent to the striking historic village church, forming a wonderful and idyllic setting.

The accommodation is generously proportioned and thoughtfully arranged across three floors, combining period features with practical modern living. On the ground floor, the property offers two characterful reception rooms, a spacious breakfast kitchen with adjoining walk-in pantry, a separate study, large utility room, and a versatile ground floor bedroom with a beautifully appointed en-suite wetroom, with under-floor heating, ideal as a guest suite or additional



reception space. A generous first floor landing leads to two well-proportioned double bedrooms, a family bathroom, and a well-fitted shower room. The second floor has two further bedrooms and an additional shower room, providing flexible living space for family or guests.



OUTSIDE

Set centrally within its plot, Church House is approached through a gated entrance leading to a sweeping driveway, which extends to the rear of the house, where double garaging, and a large car port, ideal for a motorhome or caravan can be found, with a further carport.

GARDENS

The beautifully landscaped wraparound gardens are a particular feature of the home, with mature lawns, established shrubbery borders, specimen trees, and thoughtfully placed seating areas on 3 separate yorkstone and pebble patios, giving different and attractive outlooks on the garden and superb entertaining opportunities.

GENERAL REMARKS

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

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.



