



COURTYARD HOUSE

CHURCH LANE | MEOLE VILLAGE | SHREWSBURY | SY3 9JR





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Close to town amenities

AN ELEGANT GRADE II LISTED PERIOD HOUSE, WITH A WONDERFUL AND SPACIOUS LIVING ENVIRONMENT, SET WITH DOUBLE GARAGING AND BEAUTIFUL LARGE LANDSCAPED GARDENS, SET IN ALL APPROX 0.3 ACRES.

Sought after village location
Impressive Grade II Listed residence
Fantastic versatile layout
Gated driveway and double garage
Delightful large gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. Turn left at the roundabout onto Roman Road and continue along to the next roundabout heading straight over. Continue along Roman Road, taking the first available right turn into Upper Road. Proceed along Upper Road taking the first available left turn and then the first right into Church Lane. Proceed ahead and the property will be found on the right hand side.

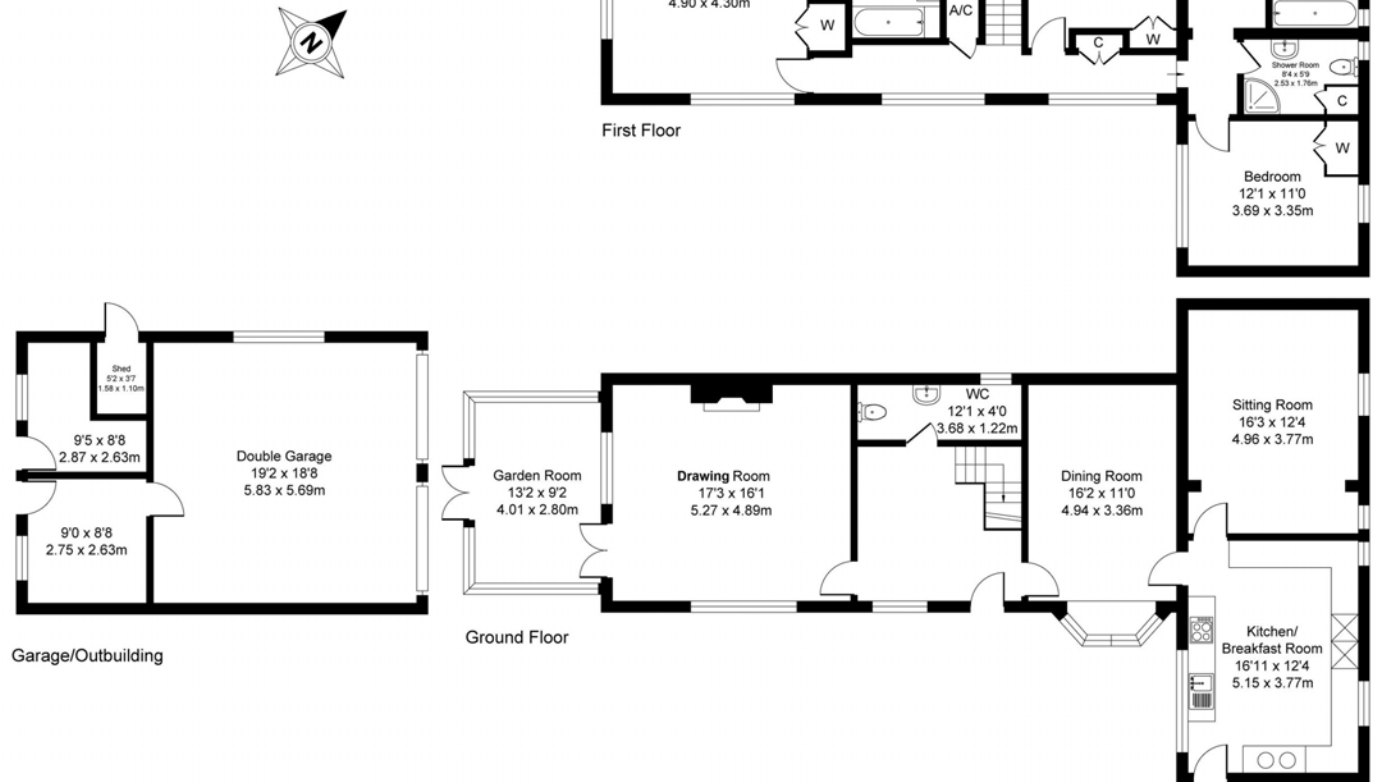
SITUATION

Courtyard House is conveniently situated in the most desirable area of Meole Village, which offers a selection of basic amenities including shops, a bus service and the Meole Brace Retail Park, which includes Sainsbury's and is easily accessible. The property is well placed for a number of schools, including Shrewsbury School, Shrewsbury High School (for girls) and Shrewsbury Sixth Form College. In addition, there are a number of well recognised and popular state schools. The historic town centre is beautifully preserved and also delivers a number of social and leisure facilities, together with a rail service. Commuters will be delighted to note there are excellent road links to the A5 and M54 motorway.

PROPERTY

Courtyard House is a truly wonderful Grade II listed period property, rich in charm and character, offering beautifully balanced accommodation and exceptional entertaining space, both inside and out.

The property offers a welcoming and spacious reception hall which is the centre of the ground floor living space. The principal room is both stylish and elegant, flowing seamlessly into a delightful garden room with French doors that open directly onto a glorious Indian sandstone sun terrace, the perfect setting for al fresco dining or summer gatherings, with beautifully



landscaped gardens extending beyond.

The ground floor also features a formal dining room, ideal for hosting guests, and a breakfast kitchen fitted with a comprehensive range of integrated appliances and a gas-fired AGA, blending period charm with modern convenience. A separate sitting room provides further versatility, while a guest WC completes the downstairs layout.

Upstairs, there are four well-proportioned double bedrooms, all benefiting from built-in wardrobes. The principal suite is particularly impressive, comprising a generously sized bedroom and a well-appointed en suite bathroom with a separate shower cubicle. A family bathroom and an additional shower room serve the remaining bedrooms.



OUTSIDE

Externally, twin entrance gates open onto a tarmac driveway providing ample parking and leading to a detached double garage with twin remote-controlled doors. The garage also incorporates two useful garden stores and a workshop, offering excellent storage and workspace.

THE GARDENS

The gardens are a real highlight, creatively designed and beautifully maintained, they feature beautifully manicured lawns, abundantly stocked shrubbery beds, a variety of mature trees, and multiple seating areas, creating a serene and private outdoor space.

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

We understand that the property has the benefit of mains water, electricity, gas and drainage. 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 or these sale particulars or these

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 or

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.



