



2 ST. MARTINS MEADOW

LITTLE NESS | SHREWSBURY | SY4 2AR





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Shrewsbury 8 miles | Telford 22.6 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE FOUR BEDROOM MODERN FAMILY HOME,
WITH A CONVERTED GARAGE (NOW A HOME OFFICE), LOCATED IN THE
MOST IDYLIC OF LOCATIONS ON A SMALL EXCLUSIVE DEVELOPMENT.

Superb modern family living accommodation
Kitchen/breakfast room
Large double sitting room
4 bedrooms, 1 en-suite and a family bathroom
Garage converted to offer a multi-functional home office/games room



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///boat.iceberg.stretcher

From Shrewsbury proceed to Montford Bridge along the B4380 road. Turn right in the village and travel a short distance to Forton, taking the first turning left to Little Ness. Follow this road for just over 2 miles to a crossroads. Proceed straight over and up the bank to the village, turning first right and then first left. Follow this lane a short distance and the entrance to the development will be seen on the left with the property being on the left hand side.

SITUATION

The property occupies a lovely position on the fringe of this sought after village, offering partial views from the first floor accommodation over open farmland. The village is particularly well known for its unspoilt surroundings with country lanes providing walking opportunities. The neighbouring village of Baschurch offers a good range of facilities including a Co-op shop, repair garages, pubs, tennis and bowling clubs together with the popular Corbett school. There are a good selection of schools locally including private and state. Commuters will find there is ready access both south and north to Shrewsbury and Oswestry, with further connections through to Chester or Telford.

PROPERTY

The property offers an excellent opportunity to purchase such a tastefully improved family house, which is finished to a particularly high standard and offers a versatile living environment.

The house has been owned by the present owners for over 20 years, whilst being impressively appointed with a host of improvements, with the kitchen being the last area for updating, the vendors have decided to leave this to new owners who may want a specific finish to the kitchen.

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1331840

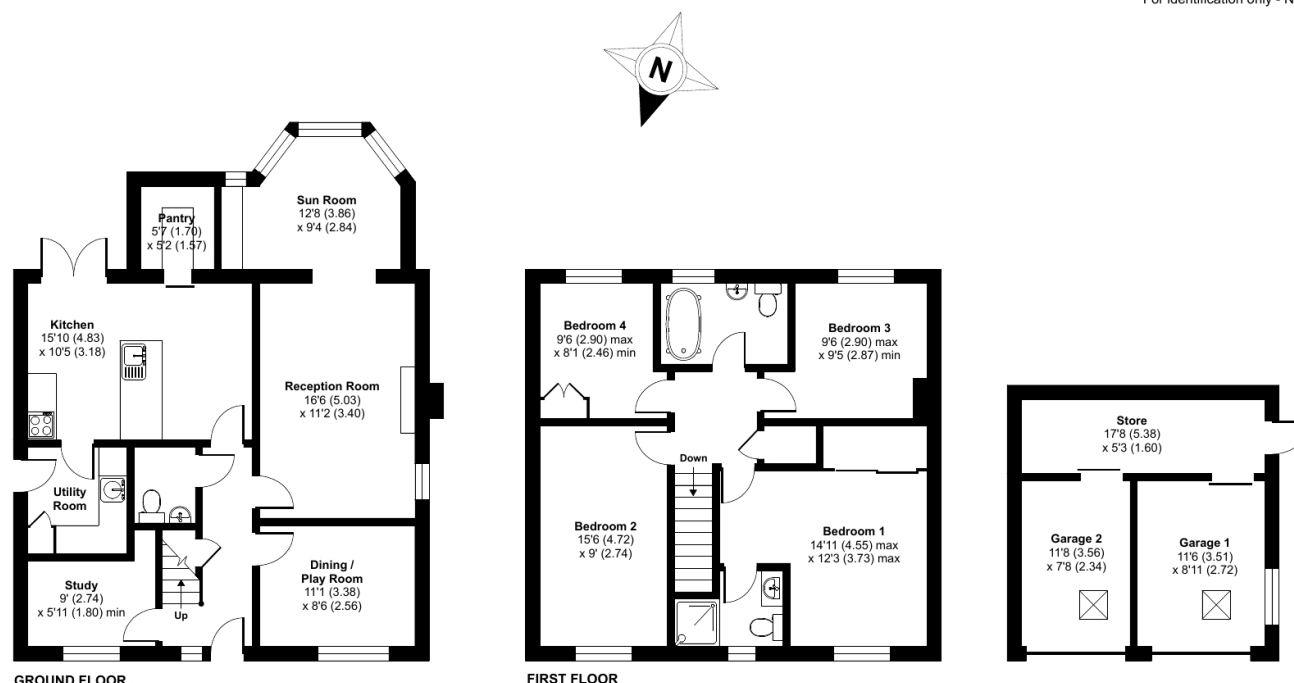
The accommodation layout is of a generous size and beautifully presented both internally and externally, which will no doubt appeal to a wide range of buyers seeking contemporary living in a rural environment.

On the ground floor there is the kitchen/breakfast room with a large pantry and doors leading to the rear patio and alfresco entertaining area. There is also a downstairs WC and utility room.

The large double sitting room is a particular feature as it has views over the gardens, a log burning stove and two areas, one more formal for entertaining and one for relaxing. To complete the ground floor accommodation there is a well proportioned dining room and study.

On the first floor there are four bedrooms, one en-suite and a family bathroom.

Approximate Area = 1544 sq ft / 143.4 sq m
Outbuilding = 297 sq ft / 27.6 sq m
Total = 1841 sq ft / 171 sq m
For identification only - Not to scale





OUTSIDE

Outside the property is approached by a private driveway. There is a good sized private parking area to the front and wrap around gardens with lawned areas and patio areas to the rear. There is a double garage that has been converted to offer a multi-functional home office/games room and could even potentially be used as an annex with some further work.

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 and drainage. The property has oil fired central heating.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



