



STONETHWAITE

DOVASTON | KINNERLEY | OSWESTRY | SY10 8DS





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Oswestry 8.4 miles | Shrewsbury 11.6 miles | Telford 26.6 miles
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE MODERN FAMILY HOME, FINISHED TO AN
EXACTING HIGH STANDARD, OFFERING SPACIOUS AND FLEXIBLE
ACCOMMODATION WITH PLEASANT GARDENS AND COUNTRYSIDE VIEWS

Idyllic countryside setting
Underfloor heating on both ground and first floor
Open plan kitchen/breakfast/family room
4 bedrooms, 5 bathrooms
Lovely gardens and detached double garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A5 North towards Nescliffe, take the by-pass and then on reaching the next roundabout take the left turning sign posted Knockin. Follow this road to the first set of crossroads and turn left. Continue down this lane into Dovaston and on reaching a chapel on the left, proceed a short distance and the entrance driveway will be seen a short distance on the right.

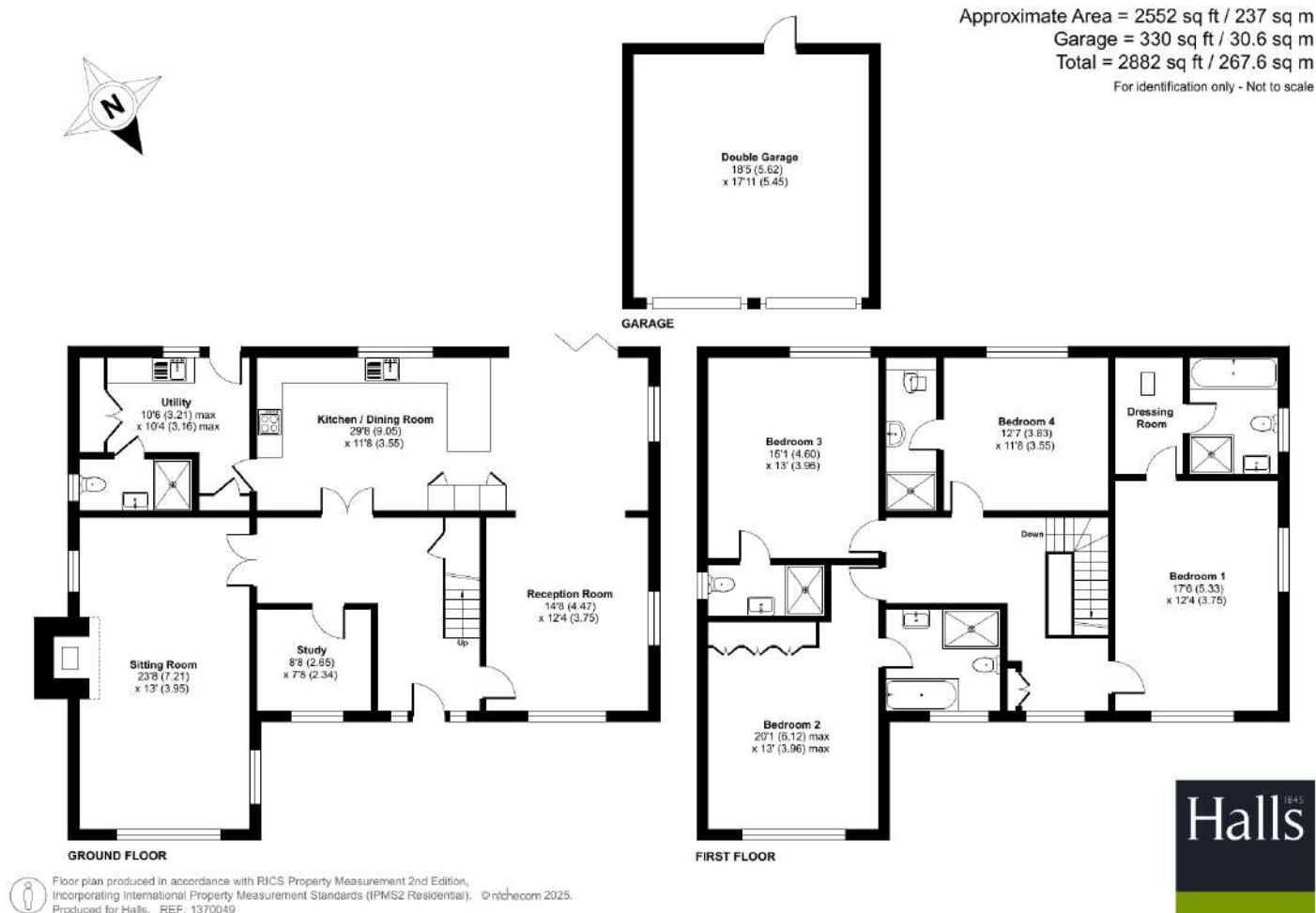
SITUATION

The property is situated in a beautiful unspoilt rural locality, and whilst having neighbours, looks out onto open farmland at the front, with views towards the Welsh Hills in the distance. Those seeking a true rural lifestyle will find this property particularly attractive with many winding lanes close by, offering mile upon mile of walking opportunities.

There are a number of local villages, which are easily accessible and these include Kinnerley (approx. 0.8 mile) - post office/shop, primary school and pub, Knockin - shop/post office, pub, medical centre and is the home of Knockin and Kinnerley cricket club. There are a good selection of state and private schools in the area and these include the Corbett School - Baschurch, Adcote girls school, Packwood Hough school and more senior schools in both Shrewsbury (approx. 13.2 miles) and Oswestry (approx. 8.7 miles). Commuters will note that the property is well placed for very easy access to the main A5 commuter route, which links North to Oswestry and thereon to Wrexham and Chester, alternatively South to Shrewsbury with its first class shopping centre and the A5 feeder route through to the M54 motorway and then onto Telford.

PROPERTY

This fine property was built in 2015 to a high specification incorporating cream UPVC A-rated double glazed windows and a tiled roof with dormer windows, which is then set off by an attractive oak framed porch.



The interior layout to the house provides a particularly spacious and beautifully fitted contemporary style, which will no doubt appeal to a wide range of buyers including families and retired couples. The total floor area of the property is approximately 2,500 sq ft.

The property benefits from an excellent sized reception hall and a useful study. From the hallway there are two sets of twin matching wooden doors,

firstly leading through to a large lounge with an open fireplace having a granite hearth and log burning stove. The second pair of doors then lead through to a beautifully appointed open kitchen, the hub of the house. The kitchen opens to the dining area and benefits from oak bi-folding doors leading out to the rear garden. The dining area then leads directly through to the family room/sung which offers wonderful views to the front. The contemporary designed kitchen is finished with granite style work



surfaces and high gloss faced kitchen units to both base and eye level. There are soft close doors, pan drawers and under unit lighting, a range of appliances include a dishwasher, ceramic hob unit with extractor canopy, built in double oven and separate microwave oven. A space and connection has been provided for an American style fridge freezer. There is also a generous sized utility room and an adjoining shower/cloakroom to complete the ground floor accommodation.

On the first floor there are four incredibly well proportioned bedrooms. The principal bedroom has the benefit of an en-suite dressing room, which then leads through to the adjacent bath/shower room. All remaining three bedrooms have the privacy of their own en-suite, with the second bedroom having built in wardrobes and also both a bath and shower facilities as the en-suite. There is also access to the loft with drop down loft ladder.

OUTSIDE

Approached over a shared tarmac driveway leading to a gravelled driveway, which immediately joins the front parking area.

DETACHED DOUBLE GARAGE

Built of brick and tile with two up and over insulated electric entrance doors and rear pedestrian access door. Access with pull down wooden ladder to useful loft hobbies/storage space has been plastered out, including power points, lighting, TV,

telephone and internet points.

THE GARDENS

Lawned area to the front with attractive block paving pathways down both sides of the house leading to the rear, which is again block paving and provides extensive patio area. There are also some mature apple and walnut trees. The rear main garden is mostly laid to lawn.

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 and electricity are understood to be connected. Oil fired central heating. Drainage is provided to both mains and private. 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.



