



CHARLOTTE PLACE

1 POOL BANK | PONTESBURY HILL | PONTESBURY | SHREWSBURY | SY5 6YJ





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Shrewsbury 7.5 miles | Telford 21.3 miles
(all mileages are approximate)

AN IMMACULATELY PRESENTED AND BEAUTIFULLY APPOINTED
DETACHED HOUSE, OFFERING DECEPTIVELY SPACIOUS
ACCOMMODATION, SET WITH DELIGHTFUL WRAPAROUND GARDENS.

Sought after rural Location
Flexible and versatile accommodation
Beautifully presented
Generous parking area
Attractive well stocked gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed south west taking the A488 through the village of Hanwood and then on to Pontesbury. On entering the one way system, proceed past the butcher's shop on the left and turn first left onto Pontesbury Hill Road. Travel up the bank which then leads into Lower Road onto a flat road section and then up a second bank, there will be a sign on the right reading 'Polesgate Farm' and the property will be found when the roads levels off again on the left hand side.

SITUATION

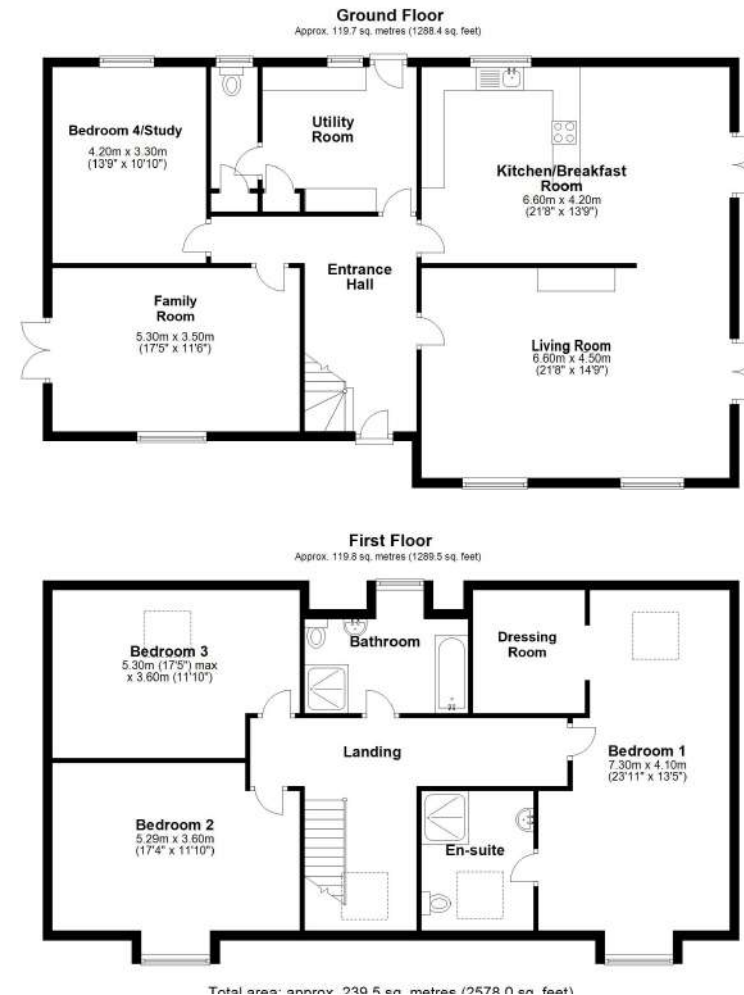
The property occupies a most sought after rural location just outside the main village of Pontesbury, having ready access to the village centre. Pontesbury itself offers an excellent range of amenities including shops, take-away restaurants, pubs, dentist and doctor's surgery, veterinary centre, primary and secondary schools. Further amenities are easily accessible in the county town of Shrewsbury with good commuter links through to the M54 motorway and Telford or alternatively Oswestry. For those who enjoy the country life, there is excellent walking in the area including the well known Stiperstones.

PROPERTY

Positioned in the heart of a desirable rural village, Charlotte Place is an exceptional and truly individual detached home, offering over 2,500 sq ft of beautifully presented and superbly appointed accommodation across two floors. This spacious and versatile home has been thoughtfully designed to suit a variety of lifestyle needs.

Upon entering, a generous entrance hall leads into a spacious living room featuring a charming log-burning stove, creating a warm and inviting atmosphere. The space flows seamlessly into a striking open-plan kitchen and dining area, fitted with a comprehensive range of high-quality units and integrated appliances—ideal for both everyday living and entertaining.

Also on the ground floor is a family room and a separate study, the latter of which could easily serve as a fourth bedroom, depending on your requirements. Completing the ground floor is a utility room and a guest WC.



Upstairs, the property boasts three sizeable bedrooms, including an impressively large principal suite with its own dressing room and a stylish en-suite shower room. The additional two bedrooms are served by a stunning family bathroom, featuring a slipper-style bath with freestanding tap and a large walk-in shower.



OUTSIDE

Externally, the property offers a generous gravelled driveway providing ample parking for multiple vehicles. There is also potential for the erection of a garage, subject to the necessary planning permissions. A secondary parking area is ideal for those with a caravan or motorhome.

THE GARDENS

To the front of the property the gardens comprise neatly maintained lawns combined with established hedgerows and numerous stocked herbaceous beds and borders. Sitting adjacent to the front is the covered porch with attractive seating area and double electric power point. The lawns then wrap around the property and lead to a most impressive raised Indian sandstone sun terrace offering an excellent outdoor entertaining space with room for potted plants. Additional barked private seating space. A large timber storage shed with raised vegetable border. The lawns then extend across the rear whilst also including various fruit bushes. A path extends right across the rear to the other side of the property where an additional flagged patio can be found. External cold water tap.

This is a rare opportunity to acquire a spacious, high-quality home in a peaceful village setting, with the flexibility and style to meet modern living demands.

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 and drainage are understood to be connected. Air Source Heat Pump. 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.



