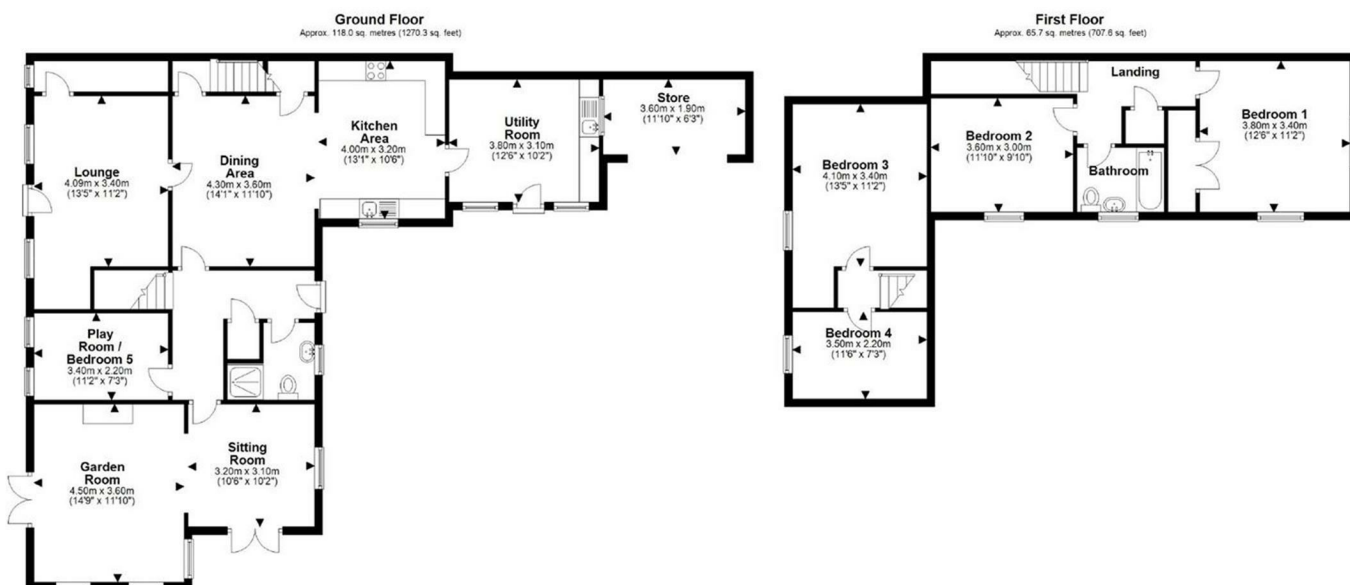


FOR SALE

12 Perkins Beach, Stiperstones, Shrewsbury, SY5 0PE



Total area: approx. 183.8 sq. metres (1977.9 sq. feet)

FOR SALE

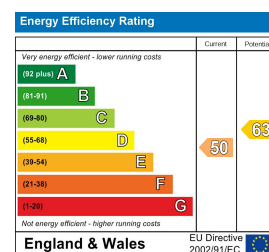
Offers In The Region Of £650,000

12 Perkins Beach, Stiperstones, Shrewsbury, SY5 0PE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A most impressive and extended detached house providing spacious and versatile accommodation, set with attractive large gardens benefitting from countryside views in this most popular rural location. In all about 0.45 acre. NO ONWARD CHAIN.



01743 236 444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Mileages: Pontesbury 6.2 miles, Shrewsbury 14.1 miles and Telford 27.7 miles. Mileages are all approximate.



4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- An impressive extended house
- Spacious versatile rooms
- Attractive large garden
- Countryside views
- Idyllic rural location
- NO ONWARD CHAIN

#### DESCRIPTION

12 Perkins Beach was originally an old miners cottage which has been sympathetically extended and refurbished throughout. The property now boasts from areas of contemporary living combined with character cottage features. The current owner has completely rewired and re-roofed the property, along with introducing a new central heating system with the kitchen and utility area now benefitting from under floor heating. The store that adjoins the utility has the footings in place for further extension should purchasers require it. There are modern fittings to the kitchen, bathroom and shower room, whilst the majority of the windows have also been replaced. The property offers three versatile reception rooms. A feature open plan kitchen diner, large utility room and shower room all to the ground floor. There are two separate staircases, one leading to the main two bedrooms and family bathroom, whilst the other gives access to 2 further bedrooms. Outside, there is an extensive golden gravel parking area. The gardens are a most attractive feature comprising of a large paved sun terrace, extensive wrap around lawns together with a free flowing stream and well stocked herbaceous borders. In the gardens there are a number of useful sheds and buildings. Prospective purchasers should be pleased to note that there are some delightful views over surrounding fields and woodlands.

#### ACCOMMODATION

Panelled part glazed oak entrance door leads into:

#### RECEPTION HALL

With tiled floor. Staircase to first floor and built in storage cupboard. Access to roof space and doors off and to:

#### SHOWER ROOM

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and shower cubicle, with inset tiles, mains fed shower and splash screen. Wall mounted heated towel rail.

#### LIVING ROOM

With beams to ceiling. Log burner set on glass hearth. Range of windows providing delightful aspect over gardens and surrounding countryside. Twin glazed French doors leading onto a rear raised patio. Twin glazed French doors on to a paved sun terrace.

#### PLAYROOM/BEDROOM 5

Fitted wardrobe with overhead storage cupboard.

#### FEATURE OPEN PLAN KITCHEN DINER

##### KITCHEN AREA

Tiled floor. Providing a range of oak eye and base level storage cupboards and drawers with granite work surface over and incorporating a one and a half bowl sink unit with inset granite drainer with mixer tap over. Rangemaster range cooker with 5 ring gas hob and electric oven and grill. Granite splash. Inset ceiling down lighters. Under cupboard lighting. Integral fridge. Integral dishwasher. Delightful aspect over gardens and countryside. Panelled part glazed stable style door to Utility.

##### DINING AREA

With oak boarded flooring and beamed ceiling. Built in under stair storage cupboard. Panelled door with staircase to first floor.

##### UTILITY

With tiled floor. Providing eye and base level storage cupboards. Fitted work top with stainless steel sink unit and drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space and plumbing for American style fridge freezer. Space for chest freezer. Inset down lighters. Panelled oak stable door leading to gardens.

##### SNUG/SITTING ROOM

With beams to the ceiling. Inglenook stone fireplace with log burning stove. Access door to built in storage cupboard with lighting.

##### FIRST FLOOR LANDING

With inset down lighters. Built in linen cupboard with fitted shelving. Doors off and to:

##### BEDROOM 1

With dual aspect windows with attractive views. Built in double wardrobe.

##### BEDROOM 2

With access to loft space. Built in single wardrobe with light.

##### BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over and rainwater style head. Splash screen. Part tiled walls. Wall mounted heated towel rail. Extractor fan.

##### FIRST FLOOR LANDING.

##### BEDROOM 3

With slightly sloping ceiling. Range of built in storage cupboards. Wardrobes and desk unit.

#### BEDROOM 4

With slightly sloping ceiling. Providing fitted bedroom furniture comprising wardrobes and drawers.

#### OUTSIDE

The property is approached through a double gated entrance leading on to a generous golden gravel parking area with space for numerous vehicles.

#### THE GARDENS

Immediately adjacent to the front of the property is an extensive flagged sun terrace which offers an excellent outdoor entertaining space with additional hot tub which benefits from full appreciation of the beautiful surroundings and views. The patio then extends around to the side and rear offering further seating areas and space for potted plants. Two timber and felt storage sheds. Adjoining the utility is a useful covered storage area with power and light points. The majority of the gardens are then mostly laid to lawn and offer a number of herbaceous borders and are flanked by a free flowing stream and natural hedgerow. Crazy paved pathway leads to a former chicken coop which could be utilised for a number of future purposes. A part flagged and gravel pathway then leads to a further expanse of lawn and herbaceous borders and currently contains a timber workshop, two timber and felt storage sheds and a separate log store with additional open fronted store area. Prospective purchasers should note that the property is set in beautiful surroundings comprising of fields and hills.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### SERVICES

Mains water and electricity are understood to be connected. Drainage is to septic tank. LPG central heating. None of these services have been tested.

##### LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band C.

##### TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

##### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@halls.gb.com