



FOR SALE

Offers in the region of £450,000

1 Gravels Bank, Minsterley, Shrewsbury, SY5 0HG

A most appealing detached cottage, with excellent scope to extend and improve (STPP), set with outbuildings and grazing land in this unspoilt and idyllic locality. IN ALL APPROX 12.41 ACRES.



MILEAGES: Minsterley 5.4 miles, Pontesbury 7.7 miles, Bishops Castle 8 miles and Shrewsbury 15.2 miles. All distances are approximate.



- Idyllic rural location
- Potential to extend (STPP)
- Outbuildings
- Grazing land
- IN ALL APPROX 12.41 ACRES
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury take the A488 road through Pontesbury and Minsterley. Continue up the Hope Valley and carry on until reaching a right turning signposted Gravels Bank. Take the right turning and proceed along this road and the property is located after a short distance on the right hand side.

SITUATION

The property is beautifully situated in a scenic rural setting in an area of outstanding natural beauty, providing wonderful views over the surrounding countryside and hills. The property sits between Shrewsbury and the market town of Bishops Castle. The villages of Minsterley and Pontesbury are readily accessible and offer a range of amenities. The area is particularly popular amongst walkers and out riders whilst commuters have access to Shrewsbury and the A5 which links through to the M54 motorway.

DESCRIPTION

1 Gravels Bank is a highly desirable detached cottage which offers excellent scope to modernise and extend subject to necessary planning permissions and building regulations. The cottage currently comprises a living room, kitchen, bathroom and sitting room all to the ground floor. Whilst the first floor offers two bedrooms. Outside and positioned to the opposite of the road are a range of corrugated outbuildings together with a generous off road parking area. The gardens currently offer lawns together with a generous area positioned to the front which was formerly utilised for shrubbery beds, borders and vegetables. However over time this has become some what over grown and requires attention. The land is split and positioned on both sides of the road. Adjoining the property and gardens is a generous enclosure laid to pasture. Positioned on the other side of the road and located next to the outbuildings is the remainder of the land which is also laid to pasture. Initially sloping this then levels off and is divided into four main paddocks - approximately 10.9 acres. It should be noted that there are stunning far reaching open views from the land. IN ALL APPROX 12.41 ACRES.

ACCOMMODATION

Glazed entrance door leads into:

ENTRANCE PORCH

With panelled part glazed UPVC door into:

ENTRANCE HALL

With beamed ceiling. Built in storage cupboard. Doors off and to:

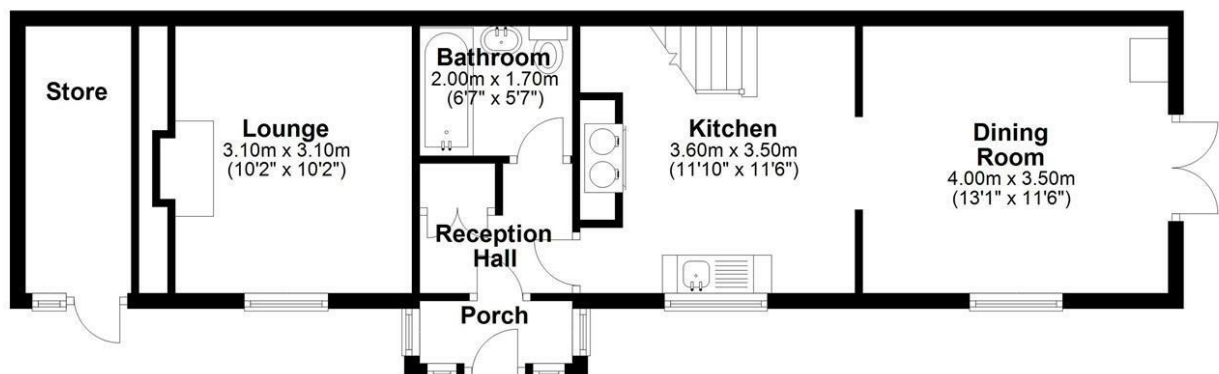
SITTING ROOM

With fireplace. Beam ceiling.



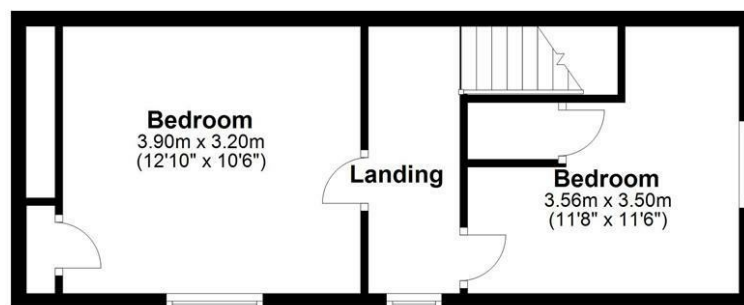
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 sq. feet)

1 Gravel Bank

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN

Staircase rising to first floor. Regent oil fired RAYBURN with single oven and hot plate. Base level storage cupboards. Stainless steel sink unit and drainer. Connection for electric cooker. Lovely aspect to front and archway through to:

LIVING ROOM

With log burning stove set on slate hearth. Twin glazed French doors leading out to garden with lovely views over adjoining fields.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and bath with electric shower over. Part tiled walls and tiled splash.

FIRST FLOOR LANDING

With beamed ceiling. Exposed boarded flooring.

BEDROOM ONE

With exposed boarded flooring. Beamed ceiling. Built in storage cupboard.

BEDROOM TWO

With built in airing cupboard with hot water cylinder. Lovely views.

OUTSIDE

The property is accessed through twin ornamental pedestrian gates leading onto a concreted pathway leading to the main front entrance door. Positioned to the other side of the road the property has the benefit of off street parking together with a gated generous parking area and a range of outbuildings.

THE GARDENS

To the front the property offers an area laid to lawn which then also extends to the side. In addition, there is a gated access onto a generous area which historically has been utilised for floral and shrubbery beds together with vegetable growing, but currently requires attention as it is rather overgrown. To the side of this area of garden are some corrugated outbuildings predominantly stores. Located to the other side of the road is a garage with twin timber entrance doors with adjoining open fronted garage. A metal gate leads onto an additional area of ground and potential parking, whilst giving access to numerous corrugated outbuildings including a number of sheds, attached stores, together with a former hay barn. - set in two sections.

THE LAND

Positioned next to the house and gardens is an area of land which is currently predominantly laid to pasture and is sloping in nature. Positioned to the other side of the lane and heading away from the outbuildings is the remainder of the land. Initially sloping before levelling off and being divided into four paddocks, all laid to pasture and providing beautiful far reaching views over the surrounding unspoilt countryside. IN ALL APPROX 12.41 ACRES.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

RIGHTS OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoings whether mentioned in these particulars or not.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Oil fired RAYBURN. Foul drainage is to septic tank. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

FOR SALE

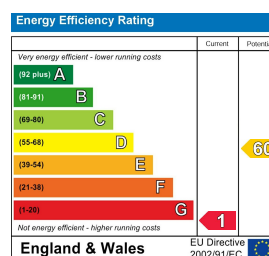
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01743 236444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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