



Roger
Parry
& Partners

Farm View Manor Horsebridge Road,
Minsterley, Shrewsbury, SY5 0AE



Farm View Manor Horsebridge Road, Minsterley, Shrewsbury, SY5 0AE
Offers In The Region Of £650,000

An amazing, substantial, individually designed detached property situated on the outskirts of the village of Minsterley providing extensive accommodation on three floors briefly consisting of; Entrance lobby, large central reception hall drawing room, kitchen/dining room leading into large sunroom, study, downstairs cloakroom, laundry/utility room. On the first floor there are four double bedrooms all with ensuite bathrooms/shower rooms, one of which also has dressing room/area. On the top floor there is two further versatile rooms and family bathroom. The property has the benefit of gas fired central heating, double glazing, attached double garage and is all set in lovely, well maintained gardens enjoying outlooks over the surrounding fields and countryside to the rear enjoying a pleasant westerly aspect. The property is conveniently situated on the outskirts of Minsterley which has a good selection of amenities including Nursery, Infant and Junior School, Pub, Supermarket and Garage.





Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 351.6 sq. metres (3784.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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ACCOMMODATION COMPRISING:

LARGE ENTRANCE CANOPY

Leading to panel and glazed front door giving access to:

ENTRANCE LOBBY

8'0" x 3'9" (2.44 x 1.14)

With power points, leaded double glazed window to the front which opens up to:

LARGE CENTRAL RECEPTION HALL

19'8" x 6'5" max (5.99 x 1.96 max)

With boxed radiator, coved cornice, recessed lighting, built in cloaks cupboard, staircase leading to first floor.

Central reception hall gives access to accommodation comprising:

DOWNSTAIRS WC

With low level flush WC, pedestal wash basin, radiator, tiled floor, opaque glass leaded window to the side.

Service door to:

DOUBLE GARAGE

19'0" x 18'6" (5.79 x 5.64)

With electric operated single up-and-over door, concrete floor, power and lighting points, gas fired boiler set to one corner supplying domestic hot water and central heating, window to the side.

From reception hall, door to:

DRAWING ROOM

21'5" x 17'8" (6.53 x 5.38)

With log burner set to chimney breast with tiled hearth and oak beam above, two radiators, coved cornice, power points, tv aerial socket, leaded double glazed windows overlooking gardens with central, double, French doors. Service door to sunroom.

Reception hall gives access to:

LARGE KITCHEN/DINER

28'0" x 15'3" (8.53 x 4.65)

With range of shaker style units with granite worktops extending to two wall sections with built in ceramic, single drainer, sink unit, range of base units with built in dishwasher and water softener, Rangemaster electric cooking range with stainless steel extractor hood above. (There is also a gas collection) Large Island unit with built in breakfast bar and matching granite worktops with range of under cupboards, American style fridge-freezer surrounded by built in larder units, large dresser unit set to one wall, Travertine flooring, two radiators, coved cornice, double glazed windows to the front and side with service door to the side garden.

Kitchen diner opens into:

SUNROOM

15'6" x 14'8" (4.72 x 4.47)

With Travertine flooring, radiator, power and lighting points, large ceiling lantern, double glazed windows surrounding, incorporating double French doors leading to gardens.

From central reception hall, door to:

STUDY

13'3" x 8'8" (4.04 x 2.64)

With radiator, power and lighting points, coved cornice, telephone points, tv aerial socket, built in understairs storage, double glazed window to the side.

LAUNDRY/UTILITY ROOM

7'10" x 6'8" (2.39 x 2.03)

With range of matching shaker style units with granite effect worktops, space and plumbing set for automatic washing machine and tumble dryer, power and lighting points, Travertine flooring, service door to the side.

From reception hall, staircase leads to:

LARGE CENTRAL FIRST FLOOR LANDING

With radiator, window to the side, built in cupboard, further built in airing cupboard with cylinder.

Landing gives access to bedroom accommodation comprising:

PRINCIPAL BEDROOM (REAR)

15'9" x 14'4" (4.8 x 4.37)

With radiator, two central light points, two wall points, range of built in wardrobes to one wall with central dressing table and mirror, double glazed, windows to the rear with central double French doors leading out to Juliette balcony enjoying lovely, open outlooks over the gardens and fields beyond.

Door leads to:

DRESSING ROOM

7'7" x 6'7" (2.31 x 2.01)

With range of further built in wardrobes, built in dressing room, wall mounted mirror, power and lighting points, window to the side.

Dressing room leads through to:

ENSUITE SHOWER ROOM

With large, walk in shower with double head shower head, dual contemporary styled sinks, WC, ceramic tile flooring, window to the side, shaver socket.

BEDROOM TWO (REAR)

15'5" x 10'4" (4.7 x 3.15)

With radiator, central light point, power points, double glazed window to the rear overlooking gardens with lovely views over fields beyond. Door to:

ENSUITE SHOWER ROOM.

With shower cubicle with glazed Concertina door, pedestal wash basin, low level flush WC, chrome ladder style radiator, ceramic tile flooring, extractor fan, opaque glass window to the side.

BEDROOM THREE (FRONT)

15'5" x 10'3" (4.7 x 3.12)

With radiator, power, and lighting points, built in double wardrobe with central dressing table and mirror, window to the front. Door to:

EN SUITE SHOWER ROOM

With shower cubicle with glazed Concertina door, pedestal wash basin, low level flush WC, chrome ladder style radiator, ceramic tile flooring, extractor fan, opaque glass window to the side.

GUEST SUITE (FRONT)

DRESSING AREA

8'9" x 6'6" (2.67 x 1.98)

With dressing area with built in cupboards giving access to ensuite bathroom and leading onto large bedroom.

ENSUITE BATHROOM

Consists of panel bath with shower over and fitted glazed screen, pedestal wash basin, WC, chrome ladder style ladder, tile flooring, shaver socket, extractor fan.

BEDROOM

16'0" x 12'10" (4.88 x 3.91)

Consists of a range of built in wardrobes to one wall, power and lighting points, radiator, and double glazed window to the front.

From first floor landing, staircase leads to:

SECOND FLOOR LANDING

With access to loft space which is partly boarded. Landing gives access to further accommodation comprising:

BEDROOM FIVE / HOBBY ROOM (REAR)

21'0" x 9'3" (6.4 x 2.82)

With radiator, power, and lighting points, two large alcoves both with built in skylights with fitted blinds, double glazed window to the rear with glorious views over the gardens and surrounding countryside.

HOBBY ROOM (REAR)

16'1" x 15'6" (4.9 x 4.72)

With radiator, power, and lighting points, two double glazed skylights to the rear with fitted blinds. This room is presently being used as a hobbies room.

FAMILY BATHROOM

13'10" x 6'2" (4.22 x 1.88)

Fully fitted with panel bath with shower attachment, pedestal wash hand basin, low level flush WC, shower cubicle with glazed Concertina door, ceramic flooring, range of spotlights, extractor fan, radiator, opaque glass window to the side.

OUTSIDE FRONT

The property is approached from Horsebridge Road onto large, brick paved forecourt giving off road parking for up to six cars giving access to the

garage. Front gardens laid to two lawn sections with flower bed to one side, range of outside lights and retained to the front by low level stone walling and wooden slat fencing to the sides. Side gate to the right leads round to the rear and utility door. Fencing and further gate on the left hand side leads to:

SIDE GARDEN

Laid to vegetable garden with timber constructed greenhouse, outside water tap and outside light, paved patio, range of fruit trees. This leads on to:

REAR GARDENS

Consisting of large, paved sun patio extending across the width of the property with lawns extending, a variety of flower and shrub borders, range of outside lighting. Rear gardens enjoy lovely outlooks over surrounding fields and have a pleasant, westerly aspect.

AGENTS NOTE:

The property benefits from having fitted solar panels contributing electricity to the property and also feeds in surplus energy to the grid providing a payment of £736.76 for the period of June 2022-June 2023.

DIRECTIONS:

From Shrewsbury take the A488 Bishops Castle Road. Continue on through the villages of Hanwood and Pontesbury. On reaching Minsterley continue on to the centre of the village taking the second turning off the roundabout continue over the bridge, past the church to the mini roundabout, taking the second turning on to Horsebridge Road. Follow the road for 150 yards and Farm View Manor is situated on the left hand side, opposite a Royal Mail letter box.



Local Authority: Shropshire County Council

Council Tax Band: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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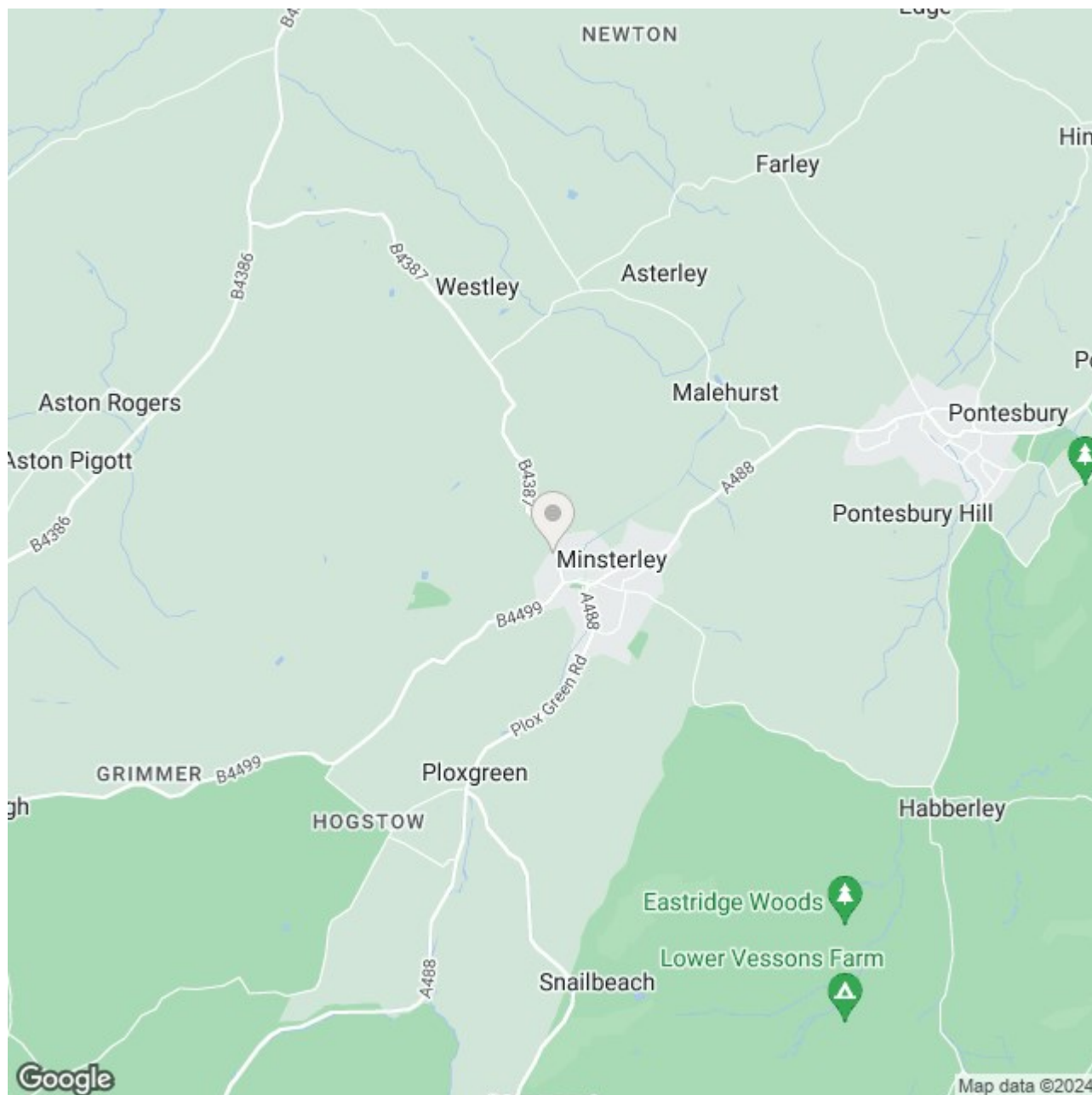
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.