



Roger
Parry
& Partners

Luckley Gate, Bromlow, Minsterley,
Shrewsbury, SY5 0EA



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Offers In The Region Of £535,000

Luckley Gate is a beautifully modernised three-bedroom house offering the character and charm of a rural cottage combined with the open-plan living spaces of any modern-day new-build. Versatile and spacious living accommodation makes the property excellent for entertaining or cosy nights in by the log burner. Its elevated location gives Luckley Gate the benefit of far-reaching views towards Montgomeryshire and Mid-Wales and, being located in an Area Of Outstanding Natural Beauty, has access to some of the county's best walking routes, as well as one of the most impressive 'dark skies' in Shropshire.



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Accommodation briefly comprising a Rear Entrance Hall, Kitchen/Living/Dining Room, Utility/Laundry Room, Living Room, Landing/Study Area, Three Double Bedrooms, En-suite and Family Bathroom.

REAR ENTRANCE HALL

12'5" x 5'6"

Dorset Marron patterned tile flooring, rear aspect uPVC double glazed window, built-in base units, LP gas boiler supplying, hardwood door leading to:

KITCHEN/LIVING/DINING ROOM

22'3" max x 27'10" max

Wood effect laminate flooring throughout, triple aspect windows overlooking rear and side gardens, oak-framed quadruple folding doors lead out to a front South-facing sun-terrace and gardens, with breath-taking views over the countryside towards The Callow hill and Mid-Wales in the distance. Built-in shaker style units with solid oak worktops and splash backs, ceramic one-and-a-half bowl sink unit with mixer taps inset, built-in dishwasher, built-in larder fridge, built-in Cookmaster electric cooking range with six ring hob, double oven, grill and warming tray with glass splashback and stainless steel and glazed extractor hood, large matching island unit with breakfast bar.

Archway leading through to:

LIVING ROOM

20'11" x 13'1"

Solid oak flooring, front aspect uPVC double glazed window with impressive views, Inglenook style brick backed fireplace with tiled, raised hearth and log-burner inset, wealth of exposed timbers, further stone Inglenook fireplace set to opposite end of room with raised quarry tiled hearth and faux bread oven. Feature oak staircase leading to first floor with range of recessed book-shelving set to one side.

From entrance hall, glazed and wooden door through to:

UTILITY/LAUNDRY ROOM

13'1" max x 11'9" max

Wood-effect laminate flooring, side aspect uPVC window, built-in base units with stainless steel single drainer sink unit set into marble effect laminate worksurface with tiled splashback above, plumbing set for washing machine and tumble drier, built-in Rayburn set to fireplace, large recess for full length fridge/freezer with larder unit alongside, access to Cloakroom with white porcelain suite including w.c. and sink set into storage unit. Service door leading to the side.

Stairs from Living Room lead to:

LANDING/STUDY AREA

14'4" x 9'3"

Solid oak flooring, large uPVC front aspect window enjoying far-reaching views over the surrounding countryside, feature beams. Archway through to:

INNER LANDING

11'6" x 3'5"

With oak flooring and oak doors giving access to:

MAIN BEDROOM

18'4" x 13'1"

Carpet flooring, front aspect dormer style window benefitting from excellent views, access to a walk-in wardrobe with hanging rail and shelving. Door through to:

ENSUITE SHOWER ROOM

9'2" x 5'8"

Ceramic tiled flooring, double-glazed rear aspect skylight, fitted luxury "Roman" style shower enclosure with pivot door and fitted electric shower unit, utopia vanity wash hand basin set into wood effect top with a range of cupboards under, mirror and light above, extractor fan, WC, chrome ladder style radiator with wet and electric supply.

BEDROOM TWO

13'1" x 10'5"

Solid oak flooring, large front aspect uPVC double glazed window with impressive views across the fields and countryside towards The Callow hill, traditional ledged door, feature exposed purlins.

BEDROOM THREE

14'5" x 12'1"

Carpet flooring, uPVC double-glazed windows to the side and rear, feature beams.

FAMILY BATHROOM

11'9" x 9'2"

Ceramic tile flooring with electric underfloor heating, double-glazed skylight, and rear aspect, large oval panelled bath with shower attachment, Utopia luxury vanity wash basin with a range of storage under and mirror and lighting unit above, WC, extractor fan, fully glazed walk-in shower with shower head and jets, chrome ladder style radiator with wet and electric supply, further wall-mounted electric panel heater.

OUTSIDE

With an extensive laid to lawn garden to the front, which continues to wrap around the property to the side and rear. A paved South-facing sun terrace, to the front, receives sunlight throughout the day. A further paved patio area to the rear offers additional seating/entertaining space. A substantial gravelled driveway offers parking for a large number of vehicles, as well as turning space. Across the driveway, a wooden frame building has multiple potential uses and could be developed further to incorporate the view.

WOODEN FRAME SHED/WORKSHOP/GAMES ROOM

22'8" x 10'10"

Situated across the driveway this timber-framed building is an excellent dry space with a wide potential of uses. With wood effect laminate flooring, strip lighting, two electric panel heaters and wooden framed double glazing. On its own separate fuseboard.

SERVICES

Both properties benefit from LPG central heating and hot water systems (separate tanks) as well as private septic tank drainage (separate tanks). There is mains water (rated) and mains electricity. Both properties benefit from high-speed fibre internet.

LOCATION

Bromlow holds an elevated position within the Shropshire Hills AONB and is renowned for its excellent walking routes and spectacular views. There are a number of nearby villages including Minsterley (5 miles) and Worthen (3 miles). There is a local shop in both villages with Minsterley having the benefit of a public house, nursery and bus route into Shrewsbury. There are two public houses within close proximity of the property The Abels Harp, is a short five minute walk away, and does speciality evenings. The Stables Inn is a quaint country public house 1.5 miles from the property (approximately a 24 minute walk). The market town of Shrewsbury is famed for its Tudor architecture, boutique shops and restaurants, and its endless river walks. Direct trains run daily to London and Birmingham whilst access to the A5 and M54 provide routes towards Birmingham and Manchester.

DIRECTIONS

From Shrewsbury head South-West on the A488 Bishops Castle road for approximately 10 miles to the village of Minsterley. Bear left at the mini-roundabout towards Bishops Castle, continuing on the A488. Follow road for about 6 miles up the Hope Valley - until you come to the speed control flashing sign. Turn right at the crossroads at this sign, onto Hemford road. Continue along this road for 1 mile, over the first crossroad and down the steep hill to Able Harp pub (on right). Turn Right up the side of the pub. The properties will be seen on the left hand side after approximately 250m, it is the first driveway on the left hand side, indicated by our For Sale board.

What3Words:///nicely.saved.hotspot

Floor Plan
(not to scale - for identification purposes only)



Total Area: Approx 202.7sq. meters (2181.7sq. feet)

General Services:

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: E

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.

Directions:

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

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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 a 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.