





#### 4 Mansion View Farm, Ford, Shrewsbury, SY5 9LZ Offers In The Region Of £575,000

This individually designed, detached house has been the present owner's home since it was built in 1997. The property provides well proportioned rooms throughout and was designed to compliment the listed barn conversions that make up part of this small select development.

Accommodation briefly comprises; entrance hall, downstairs WC, study, large dining hall, and through sitting room with log burner. The ground floor is completed by a utility and walk-in pantry. On the first floor, there is a principal bedroom with built-in wardrobes and ensuite shower together with three further, generous, double bedrooms and family bathroom.

Set on the outskirts of the old part of Ford Village, within a short drive from Shrewsbury town centre and the bypass/ motorway link, the property also has the advantage of oil-fired heating and recently re-glazed wooden-framed, double glazing. A good-sized double garage with further excellent off-road parking and secluded gardens to the rear.



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#### ACCOMMODATION COMPRISING:

Panelled front door with wrought iron furnishings to:

#### ENTRANCE HALL

6'6" x 5'1" (1.98 x 1.55)

With double glazed window to the front, central light point, and radiator. Door to:

#### DOWNSTAIRS CLOAKROOM

With white suite comprising WC, vanity wash hand basin with tile splash, radiator, wood effect vinyl floor covering, extractor fan, tile sill to wood framed, double glazed, opaque glass window to the rear. Door to:

#### STUDY

10'0" x 9'5" (3.05 x 2.87)

With radiator, power and lighting points, telephone point, wood framed, double glazed window to the front.

From entrance hall, pine panelled door, leads to:

#### DINING HALL

15'4" x 15'0" (4.67 x 4.57)

With two double radiators, three wall light points, power points, double French doors leading to the rear with full length, wood framed, double glazed windows set to either side, door to useful understairs storage cupboard. Staircase leading to first floor.

From dining hall, door to:

#### THROUGH SITTING ROOM

20'6" x 15'6" (6.25 x 4.72)

With brick built, feature fireplace with log burner inset and raised hearth and wooden mantel, dado rail, ample power points, two double radiators, tv aerial socket, wood framed, double glazed windows to the front, side, and rear.

From dining hall, door to:

#### KITCHEN/BREAKFAST ROOM

20'8" x 10'0" narrowing to 9'1" (6.3 x 3.05 narrowing to 2.77)

With range of pine units comprising one and a half bowl, single drainer sink unit set into granite effect, laminate work surfaces, extending to two wall sections with cupboards and drawers under and tile splash above, built in, electric, ceramic hob with built in, electric, double oven below, space for dishwasher, built in fridge-freezer, extensive range of eye level cupboards to one wall incorporating display cabinets, ceramic tile flooring, range of recess spotlights, power points, wood framed, double glazed window to the rear.

#### BREAKFAST AREA

With double radiator, ceramic tile flooring, power and lighting points, wood framed, double glazed window to the rear with service door alongside.

From breakfast area, door to:

#### UTILITY ROOM

7'6" x 6'6" (2.29 x 1.98)

With range of matching units comprising stainless steel, single drainer sink unit set into granite work surfaces with range of cupboards and drawers under and tile splash above, space and plumbing set for automatic washing machine, space for tumble dryer, ceramic tile flooring, radiator, access to roof space, wood framed, double glazed window to the front with service door alongside. Door to built in pantry with lighting point and extensive range of shelving.

From dining hall, staircase leads to:

#### LANDING AREA

With radiator, double power point, dado rail, access to roof space. Door to built in airing cupboard enclosing cylinder with immersion heating with hanging rail and extensive shelving, and lighting point.

Landing gives access to bedroom accommodation comprising:

#### PRINCIPAL BEDROOM

14'6" x 9'10" (4.42 x 3)

With radiator, power and lighting points, tv aerial socket, range of built in wardrobes comprising two large doubles with hanging rail and top shelf, wood framed, double glazed window to the front. Door to:

#### ENSUITE SHOWER ROOM

Fitted with fully tiled to shower cubicle with fitted Mira electric shower unit, glazed side screen and sliding door, vanity wash hand basin and WC, wood effect, vinyl floor covering, central light point, radiator, shaver socket, extractor fan, and double glazed, opaque glass window to the front.

#### BEDROOM TWO

15'4" x 10'9" (4.67 x 3.28)

With radiator, power and lighting points, built in double wardrobe with hanging rail and top shelf, wood framed, double glazed window to the rear overlooking gardens, with further matching window to the side.

#### BEDROOM THREE

13'6" x 10'10" (4.11 x 3.3)

With radiator, power and lighting points, double built in wardrobe with hanging rail and top shelf, large wood framed, double glazed window to the rear overlooking gardens.

#### BEDROOM FOUR

12'0" x 9'7" (3.66 x 2.92)

With radiator, power and lighting points, and double glazed windows to the front and side.

#### BATHROOM

Fitted with white suite comprising one panelled bath with fitted shower attachment, fully tiled to bath area, vanity wash basin, bidet, WC, central light point, extractor fan, shaver socket, radiator, double glazed, opaque glass window to the front.

#### OUTSIDE FRONT

The property is approached over a private driveway, (Shared with the other properties on Mansion View Farm) which extends onto extensive, tarmacadam forecourt providing off-road parking for four/five cars. Tarmac forecourt gives access to:

#### ATTACHED DOUBLE GARAGE

18'10" x 18'2" (5.74 x 5.54)

With two wooden up-and-over doors, concrete floor, power and lighting points, oil fired boiler supplying domestic hot water and central heating, useful eaves storage space, service door to the rear.

Separate paved, pedestrian pathway leads up to the front door and extends across the front of the property with range of outside lights.

Front gardens are laid to lawns and enclosed by a variety of fencing and hedging. Paved pathway extends down both sides of the property leading to wooden gates giving access to the rear with further, small lawned area, situated to the one side.

#### REAR GARDENS

From dining hall, out onto paved sun patio of rear garden. Paved pathway extends across the width of the property with outside light, good sized lawns extend, flanked to one side by well stocked flower and shrub borders, enclosed by a variety of wooden fencing and mature hedging.

#### General Notes

##### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 46 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

##### COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

##### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

#### DIRECTIONS:

From Shrewsbury take A485 Welshpool Road and continue on through Ford Village. As you exit the village turn right, just before the Smoke Stop (Public house/eatery) Follow the lane into the old part of Ford Village, turning left at the crossroads opposite the small bridge onto the "no through road" lane. Mansion View Farm is situated on the right-hand side after a short distance, as indicated by the for sale sign.

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

**Ground Floor**

Approx. 125.9 sq. metres (1355.5 sq. feet)



**First Floor**

Approx. 78.4 sq. metres (843.7 sq. feet)



Total area: approx. 204.3 sq. metres (2199.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

**Local Authority:** Shropshire County Council

**Council Tax Band:** F

**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.

## 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](mailto:shrewsbury@rogerparry.net)

01743 343343

**Roger  
Parry**  
& Partners



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.