



Roger
Parry
& Partners

The Engine House, Crows Nest
Snailbeach, Shropshire, SY5 0LU



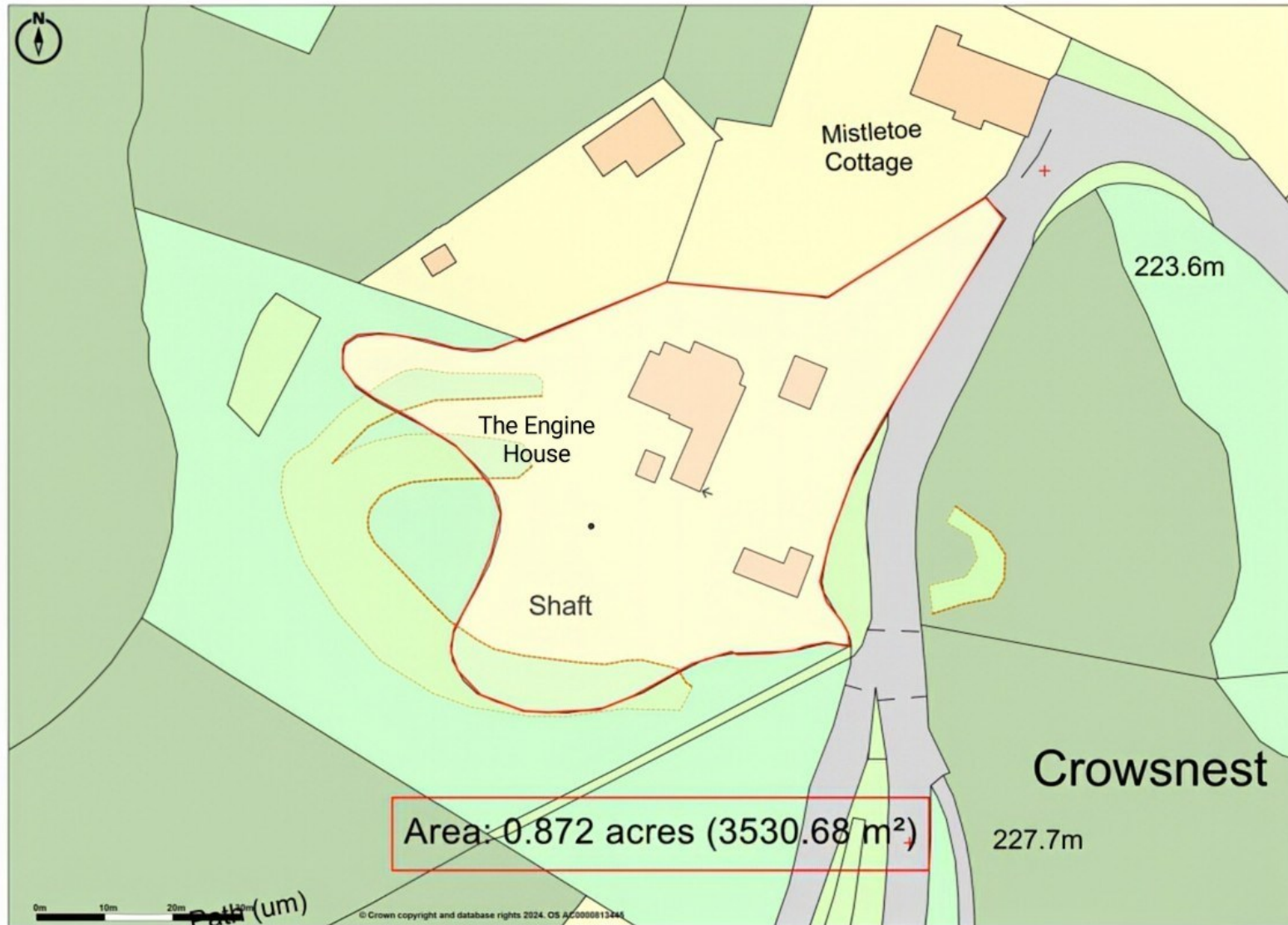
The Engine House, Crows Nest, Snailbeach, Shropshire, SY5 0LU

Offers in the region of £775,000

This mid-19th century, Grade II listed engine house, has been tastefully converted into a five-bedroom house, set in substantial, landscaped gardens. Converted in 1988, the property has five double bedrooms and three bathrooms, including two en-suite bathrooms, offering ample living and entertaining space. The Engine House has a wealth of character features including exposed brickwork, beams and trusses, an impressive original square base chimney and an twin-tube Lancashire version boiler, making an impressive centrepiece as you enter the property.

The grounds are accessed via a dual-entrance, tarmac driveway, and comprise extensive lawns, a wrap-around patio, and a number of herbaceous planting beds. A single garage offers a covered parking space or additional storage, and four brick-built stores could be converted into a workshop or further utilised as storage space.

The property benefits from oil-fired central heating, mains water and electricity, and private drainage (septic tank). There is wood-framed double glazing throughout.









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



**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

ENTRANCE HALL

Carpet flooring with a hardwood front door, one side and one front aspect window, feature original twin-tube Lancashire version boiler frontage, and two radiators.

Doorway from entrance hall leads to:

CLOAKROOM

Linoleum flooring with a side aspect window, built-in units with integral white suite including WC and hand wash basin, built-in single cupboard, and coat hanging space.

Doorway from hall leads to:

SITTING ROOM

24' 11" x 14' 1" (7.59m x 4.29m) Carpet flooring with a large side aspect window and a rear patio door with two floor-to-ceiling side windows, open fireplace with ornate mantle and granite hearth, and two radiators.

Doorway from hall leads to:

KITCHEN/BREAKFAST ROOM

14' 9" x 12' 5" (4.5m x 3.78m) Tiled flooring with rear and side aspect windows, built-in oak wall and base units with granite worktops, tiled splash backs and a sunken Belfast sink, Rangemaster double oven with five gas-ring

hobs, and extractor hood over, integral fridge, one radiator and space for a dining table.

Doorway from kitchen/breakfast room leads to:

UTILITY ROOM

10' 9" x 8' 2" (3.28m x 2.49m) Continued tile flooring with a side aspect window and a hardwood stable-style door, built-in oak wall and base units with laminated worktops and tiled splashbacks, integral fridge and freezer with space for a dishwasher and washing machine, Mistral oil-fired boiler, and one radiator.

Doorway from hall leads to:

SNUG/DINING ROOM

18' 1" x 13' 2" (5.51m x 4.01m) Carpet flooring a side aspect patio door and two side aspect windows, exposed brick fireplace with a tiled hearth and an inset Clearview log burner, and one radiator.

Stairs from entrance hall lead to:

LANDING

Large landing space with carpet flooring, exposed beams and trusses, side and front aspect windows, raised platform area ideal for seating/home office, built-in double cupboard containing hot water cylinder, and two radiators.

Doorway from landing hallway lead to:

BEDROOM ONE

21' 4" x 13' 9" (6.5m x 4.19m) Large double bedroom with carpet flooring, side and rear aspect windows with far-reaching views to the rear, two single wardrobes, one double wardrobe, and two radiators.

ENSUITE ONE

Vinyl flooring, fully tiled walls white suite comprising, WC and pedestal hand wash basin, shower cubicle, extractor fan and one radiator.

Doorway from landing hallway lead to:

BEDROOM TWO

12' 6" x 14' 5" (3.81m x 4.39m) Double bedroom with carpet flooring, full height side aspect window, one radiator.

ENSUITE TWO

Wet room with fully tiled walls, a large shower cubicle, white comprising WC and pedestal hand wash, and a white painted steel towel rail.

Doorway from landing leads to:

BEDROOM THREE

19' 1" x 9' 10" (5.82m x 3m) Double bedroom with carpet flooring, dual aspect windows to the front and rear with pleasant views, and one radiator.

Doorway from landing hallway lead to:

FAMILY BATHROOM

Vinyl flooring, fully tiled walls to two sides, exposed brick feature and exposed ceiling beams, two side aspect windows, white suite including a large free-standing bath, WC, and hand wash basin including built-in storage below, a stainless-steel heated towel rail and one radiator.

Stairs from landing hallway lead to:

TOP FLOOR LANDING

Carpet flooring and skylight.

Top floor landing leads to:

BEDROOM FOUR

12' 6" x 14' 5" (3.81m x 4.39m) Double bedroom with carpet flooring, side aspect window, built-in cupboard, and one radiator.

Top floor landing leads to:

BEDROOM FIVE/STUDY

9' 10" x 14' 5" (3m x 4.39m) Double bedroom with carpet flooring, two side aspect windows, a built-in cupboard and one radiator.

OUTSIDE

The Engine House is surrounded by substantial, landscaped gardens comprising a wrap-around patio, well-maintained lawns, and herbaceous planting beds. A dual-entrance tarmac driveway allows access to



the grounds with a slabbed parking area next to the entrance. Attached to the main house, the square-base chimney is still operational, with the central chamber accessed by a round-headed brick arch. Outbuildings include a large single brick-built garage offering covered parking space and storage, four brick-built stores with the possibility of conversion (subject to planning), and a timber-framed summerhouse. The property's elevated position allows for commanding views towards Mid-Wales and ensures the plot receives sunlight for the majority of the day.

LOCATION

Located in the village of Snailbeach, the property is surrounded by an area of natural beauty (AONB) and is regarded as a 'walker's paradise', thanks to the nearby Stiperstones Nature Reserve and the infamous Devils Chair, both with extremely memorable views. While the property enjoys a rural, and private setting, an excellent local pub (The Stiperstones Inn) and a local shop are just one mile from the property. A wider selection of amenities is available in the village of Minsterley (2.7 miles) and in the market town of Shrewsbury (12 miles).

MOBILE PHONE AND INTERNET SIGNAL

All major phone networks offer 4G coverage in this area.

Superfast fibre broadband speeds are available with 43mbps download speeds.





General Services: Oil-fired Central Heating, Mains Electricity, Mains Water. Private Drainage - Septic Tank

Local Authority: Shropshire

Council Tax Band: F

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:

From Shrewsbury take the A488 South passing through the villages of Hanwood, Pontesbury and Minsterley. upon entering Plox Green, take the left-hand turn signposted towards Snailbeach and Stiperstones. Continue through the village of Snailbeach until you reach a sharp right-hand bend followed by a sharp left-hand bend. There are two entrances to the property on the right-hand side, before and after a small lay-by.

What3Words ref:///paraded.rushed.wasps

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury, SY3
5AL

mail@rogerparry.net

01743 791 336



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.