



Roger
Parry
& Partners

1 Rural Cottages, Pontesbury Hill, Pontesbury,
Shrewsbury, SY5 0YQ



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Offers In The Region Of £349,950**

With amazing, elevated views of the Shropshire countryside, this beautifully positioned property makes an ideal family home and comes with its own detached single storey annexe/studio, offering a versatile space with a wide selection of potential uses.



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Its lovely location on Pontesbury Hill offers panoramic views over surrounding countryside and is within reasonable walking distance of the village of Pontesbury, which has the benefit of a wide selection of amenities including a church, butchers, local supermarket, GP surgery, and three pubs. A regular bus service assists with access into the nearby Town of Shrewsbury, which has direct train links to London and major road links including the A5 and M54.

The accommodation which has been recently redecorated and recarpeted briefly comprises an entrance hall, downstairs shower room, living room, and good sized kitchen/diner. Upstairs the property has two double bedrooms, two single bedrooms, and a family bathroom. The annexe could have numerous uses including a space to work from home, hobbies room, or as ancillary, self-contained living accommodation with some minor alterations for a dependant relative or as a source of income for letting out.

The property has the benefit of gas heating, double glazing throughout and off road parking. Together with a timber constructed bike /garden store.

The gardens are mainly situated to the side and front of the property and have several lovely outside sitting areas to enjoy those amazing elevated views.

ACCOMMODATION COMPRISING:

ENTRANCE HALL

uPVC glazed front door, stairs to first floor with small storage area underneath, radiator., newly fitted carpet. Door to:

LIVING ROOM

12'6" x 14'3" x 19'9" into recess (3.81 x 4.34 x 6.02 into recess)

With two windows to the front and further window to the side, all enjoying lovely views, feature fireplace with a wooden mantle, slate hearth, and log burner inset, power and lighting points, and a TV aerial point. Door to:

KITCHEN/DINER

KITCHEN AREA

19'5" x 5'8" (5.92 x 1.73)

With vinyl flooring, window to the rear, service door to the side, range of built-in base and wall units, laminate worktops with integral, one-and-a-half bowl, porcelain sink and drainer with tiled splashback, Hoover dishwasher, stainless steel, five ring gas hob with stainless steel extractor hood above, Belling double oven, range of power and lighting points.

DINING AREA

13'8" x 7'2" (4.17 x 2.18)

Continued vinyl flooring, space for an American style fridge/freezer, radiator, range of power and lighting points. From entrance hall door to:

DOWNSTAIRS SHOWER ROOM

5'5" x 7'1" (1.65 x 2.16)

With tiled floor, side aspect frosted window, corner shower unit with an aquaboard surround, mains shower, pedestal wash basin, WC, radiator, and extractor fan. From entrance hall stairs to:

FIRST FLOOR LANDING

With newly fitted carpets, window to the side with elevated views, loft hatch, two double power sockets, Landing gives access to bedroom accommodation comprising:

BEDROOM ONE

9'5" x 14'6" (2.87 x 4.42)

With newly fitted carpet, window to the front with far reaching countryside views, radiator, range of power and lighting points

BEDROOM TWO

10'4" x 11'11" (3.15 x 3.63)

With newly fitted carpet, window to the front with far reaching countryside views, radiator, range of power and lighting points.

BEDROOM THREE

6'6" x 14'1" (1.98 x 4.29)

With newly fitted carpet, built-in wardrobe, radiator, range of power and lighting points, and window to the rear.

BEDROOM FOUR

5'7" x 10'8" (1.7 x 3.25)

With newly fitted carpet, range of power and lighting points, radiator, and window to the rear.

BATHROOM

5'8" x 6'9" (1.73 x 2.06)

Fitted with panelled bath with fully tiled surround and shower over, pedestal wash basin, WC, shaver socket, stainless steel heated towel rail, and opaque window to the rear.

ANNEXE/STUDIO

uPVC door gives access to:

KITCHEN/UTILITY

With range of built in base and wall units, plumbing for washing machine, window to the rear, and door to WC. Door to:

STUDIO

16'0" x 14'1" (4.88 x 4.29)

With wood effect laminate flooring with electric underfloor heating, large front aspect window with far-reaching views, uPVC French doors with two windows alongside leading to patio, loft storage, range of power and lighting points.

ADJACENT TIMBER CONSTRUCTED BIKE/GARDEN STORE

20'9" x 3'9" (6.32 x 1.14)

Lockable storage area with built-in shelving, ideal for bikes, wood, and tools.

GARDENS AND GROUNDS

These are mainly situated to the side and front of the property offering lovely seating/entertaining spaces including two large patios and an astro turf play area, all with spectacular views toward countryside and the Welsh Hills.

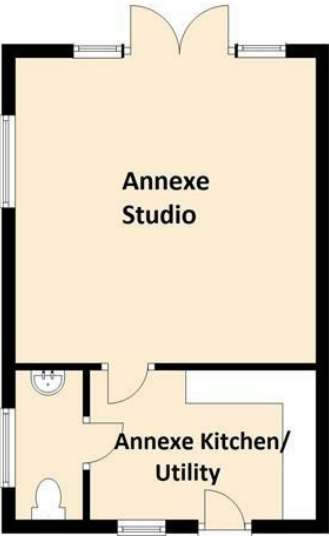
Cottage style gardens are planted with a range of flower beds, wide variety of mature shrubs, plants, and several productive fruit trees inset with further lawned area to the front. An off road parking space is situated to the front with further communal parking spaces on the lane.

The property is accessed through pedestrian gate with steps leading up to the property and further shared pedestrian path (shared with just the two neighbouring properties) that again winds its way from the lane, up to the property.

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

Ground Floor

Approx. 90.4 sq. metres (972.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 144.5 sq. metres (1555.0 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.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating:

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

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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 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.