



Roger
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Jazomi, 14 Nobold,
Baschurch, SY4 2DZ



Jazomi, 14 Nobold, Baschurch, SY4 2DZ
First-floor annexe and range of garaging and carports

The property has been the present owner's home for over forty years and was built/extended by himself, a renowned local builder. It now provides extensive accommodation, briefly comprising reception hall, sitting room with feature fireplace, family room/dining room, study/playroom, large feature kitchen/dining room with walk in pantry, utility room, downstairs cloakroom. Upstairs there are four double bedrooms two of which have ensuite shower rooms and a family bathroom.

There's also a separate first floor annex providing further accommodation for dependent relative or parties looking to work from home, with entrance hall, lounge/diner, kitchen/breakfast room, double bedroom and large bathroom. For those requiring storage the property offers an extensive range of garaging and car ports together with large workshop.

The gardens are presently laid mainly to extensive parking but could easily be converted to a more conventional garden. The property occupies a central location in the old part of the popular village of Baschurch which has an extensive range of good amenities including small supermarket, junior and senior schools. The property is conveniently situated approximately seven miles northwest of the market town of Shrewsbury.



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

Ground Floor



First Floor



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

Large, pillared veranda extends across the front of the property, laid to paving leads to uPVC panel and leaded glazed front door, giving access to:

RECEPTION HALL

22' 2" x 8' 9" (6.76m x 2.67m)

With quarry tile flooring, radiator, power and lighting points, feature circular internal window, Staircase leading to first floor. Reception hall gives access to:

DOWNSTAIRS CLOAKROOM

Fitted with white suite, consisting of WC, wall mounted wash hand basin with tile splashback, quarry tiled flooring. From reception hall door to:

SITTING ROOM

16' 4" x 16' 8" (4.98m x 5.08m)

With feature inglenook fireplace, raised hearth with exposed brick work and feature beam, large log burner inset, display with shelf to one side, feature beams to both ceiling and two walls, range of wall light points, secondary glazed windows to the front and side with uPVC panel and glazed front door also leading to the front, TV aerial socket, panelled and leaded glazed pine, period door leads through to dining room/family room.

DINING ROOM/FAMILY ROOM

14' 6" x 10' (4.42m x 3.05m)

With radiator, power and lighting points, feature beams,

secondary glazed windows to the front and rear. From dining room door to:

STUDY/PLAYROOM

11' 4" x 8' 5" (3.45m x 2.57m)

With radiator, power and lighting points, secondary glazed window to the side, this room also gives access to kitchen/dining room through double glazed doors. From reception hall door to:

FARMHOUSE STYLE KITCHEN/DINING ROOM

20' 3" x 20' (6.17m x 6.1m)

With range of light oak units with granite work top and splash back extending to two wall sections, providing an extensive range of basement cupboards and drawers, ceramic, one and a half bowl sink unit set into granite work top, built in dishwasher, double eye level cupboard with glazed leaded doors, full length broom cupboard set to one corner, range of matching corner shelving, Belling Countrychef built in cooking range with eight ring propane gas hob, with double oven, grill and warming tray beneath and a stainless steel extractor hood above. Further built-in Rayburn range set to recess with built-in cupboard alongside and built-in extractor fan and lighting point above, extensive range of ceiling beams. Range of central light points, ample power points, limestone affect ceramic tile flooring, door to walk in pantry with range of shelving, lighting point and double glazed window to the side, uPVC double glazed windows to the side and rear overlooking gardens with French door and full length window alongside, also leading to the rear, with further service door leading to the side. From kitchen door to:

UTILITY ROOM

13' 4" x 8' 5" (4.06m x 2.57m)

With stainless-steel, double drainage sink unit with laminate work surface set to one side, oil-fired boiler supplying domestic hot water central heating, further laminate work surface to opposite wall with a range of cupboards under, power and lighting points, quarry tile flooring, double glazed window to the rear, service doors give access to the reception hall and to the garage.

From Reception Hall, staircase with pine balustrade leads to large gallery-style landing, access to roof space, power point, built-in linen cupboard with lag cylinder and shelving.

Landing gives access to bedroom accommodation comprising:

BEDROOM ONE (REAR)

20' 6" x 10' (6.25m x 3.05m)

With radiator, power and lighting points, double glazed window to the rear. Door to:

ENSUITE SHOWER ROOM

11' x 4' 10" (3.35m x 1.47m)

Fitted shower cubicle with fitted electric shower and glazed pivot door, pedestal wash basin and WC, ladder-style radiator, tiled effect lino floor covering, double glazed skylight to the side extractor fan.

BEDROOM TWO (REAR)**11' 6" x 9' 9" (3.51m x 2.97m)**

With lobby area providing potential access to annexe presently sealed off,

radiator, power and lighting points, built-in double wardrobe with mirrored sliding doors, providing hanging rail and shelving, double glazed window to the front. Door to:

ENSUITE SHOWER ROOM**9' 0" x 4' 1" (2.74m x 1.24m)**

Fitted with fully tiled walk-in shower with fitted electric shower and glazed side screen, pedestal wash basin with tile splashback and mirror fronted medicine cabinet above and WC, ladder-style radiator, tiled effect vinyl floor covering, extractor fan, double glazed skylight to the side.

BEDROOM THREE (FRONT)**15' 7" x 14' (4.75m x 4.27m)**

With radiator, power and lighting points, two double built-in wardrobes with mirrored doors providing excellent storage with central dressing table with large mirror and lighting point above, secondary glazed window to the front with further uPVC window to the side.

BEDROOM FOUR (FRONT)**14' 6" x 10' 2" (4.42m x 3.1m)**

With radiator, power and lighting points, secondary glazed window to the front with further feature circular, secondary glazed window to the side.

FAMILY BATHROOM**8' 4" x 6' 4" (2.54m x 1.93m)**

Fitted with enamelled bath set into tile surround with shower fitment over, pedestal wash basin, WC, radiator, tiled defect vinyl floor covering, extractor fan,

secondary glazed wood framed opaque glass window to the side.

FIRST FLOOR ANNEXE

This is accessed from the main garage via a brick constructed staircase and handrail leading to glazed wooden door. Giving access to:

ENTRANCE HALL**6' 7" x 6' 6" (2.01m x 1.98m)**

With lighting point.

Entrance hall gives access to accommodation comprising:

LOUNGE/DINER**17' 0" x 8' 7" (5.18m x 2.62m)**

With wall mounted electric fire, further wall mounted electric panel heating, power and lighting points, access to the eave storage space, feature double glazed "peacock eye" window to the front.

KITCHEN/BREAKFAST ROOM**13' 3" x 3' 5" (4.04m x 1.04m)**

With range of units comprising, single drainer sink unit set into laminate work surface extending to two wall sections with range of cupboards and draws under, tiled splash above, built-in electric hob with extractor fan above and built-in electric oven below, space and plumbing set washing machine, space for under counter refrigerator, tiled defect vinyl floor covering, wall mount electric panel heater, range of eye-level cupboards to one wall, double glazed skylight to the rear.

BEDROOM**13' 4" x 8' 9" (4.06m x 2.67m)**

With wall mounted electric panel heater, power and lighting points, large double glazed skylight to the rear.

BATHROOM**13' 4" x 8' 4" (4.06m x 2.54m)**

Fitted with white enamelled bath with handles, fitted electric shower above with glazed side screen, pedestal wash basin with tile splash, mirror, light and shaver socket above, WC, wall mounted electric heater, vinyl floor covering, double glazed skylight to the rear.

OUTSIDE (FRONT)

The property is approached from the lane through pillared entrance over cattle grid, leading to brick paved courtyard, with raised flower bed set to one side, separate wrought iron pedestrian gate leads on to paved pathway, leading up to the front door.

FRONT GARDENS

Laid presently to vegetable and flower gardens and enclosed by sandstone walling, extensive range of outside lights. Brick paved courtyard gives access to:

MAIN ATTACHED GARAGE**17' 1" x 16' 10" (5.21m x 5.13m)**

With electrically operated up-and-over doors, concrete floor, power and lighting points, wood framed window to the side, uPVC double glazed window to the rear.

Useful understairs storage cupboard, garage gives access to, first floor annex.

Wrought iron gate set to the right-hand side of the property, leads to paved path extending to the rear with chicken run and aviary. Set to one side with adjoining small timber and felt garden store. Situated to the left-hand side of the property is a double width car port/drive through, large timber constructed garden store and oil tank set alongside. Which leads through to:

REAR GARDENS

These are presently laid to concreted areas but could easily be converted to a more conventional garden. Lay raised flower bed set to one side.

SECOND SINGLE GARAGE

17' x 9' 1" (5.18m x 2.77m)

With metal up-and-over door, concrete floor, power and lighting points.

DOUBLE WIDTH CARPORT

24' x 17' (7.32m x 5.18m)

Presently being used mainly as a log store, which leads through to:

FURTHER LOG STORE/CARPORT

17' 4" x 9' 0" (5.28m x 2.74m)

With power and lighting.

FURTHER OPEN FRONTED CARPORT

18' 0" x 12' 4" (5.49m x 3.76m)

With power and lighting.

LARGE WORKSHOP

19' 4" x 16' 8" (5.89m x 5.08m)

With built-in benches and again power and lighting.

Concrete courtyard gives access to a variety of further outbuildings consisting of, sunken paved patio situated to the corner of the garden with raised flower bed to one corner giving access to uPVC constructed summer house with range of built-in shelving and enclosed low-level walling, extensive range of outside power points, outside water tap, gardens are enclosed by a variety of mature hedging and sandstone walling.

Agents Note

The property has the benefit of extensive solar panels. Surplus energy is stored in battery packs, located in the main garage.

There are also a number of security camera in place.



General Services: Sewage Mains, Water Rated, Electric Mains, Oil Central Heating

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: C

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 town centre continue along the river to Coton Hill turning left at the traffic lights onto the Baschurch road. Continue into the village, on reaching the larger roundabout take the third turning off towards the centre of the village, continue over the mini roundabout taking the next turning left on to Nobold. Follow the lane for a few hundred yards and you'll see a grassed triangle on your left-hand side, turn left backing yourself and the property is situated on the right-hand side indicated by the 'For Sale' sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Welsh Bridge, Shrewsbury, SY3 8LG

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