





**Mountain Peace Snailbeach, Shrewsbury, SY5 0LZ**  
**£400,000**

Offered for sale with no upward chain, a recently renovated and finished to a high standard, Mountain Peace is an attractive dormer style detached cottage, set within the stunning surroundings of Stiperstones, an area of outstanding natural beauty 15 miles South West of the market town of Shrewsbury. The three-bedroom cottage briefly comprises of Utility with Cloakroom, Refitted Kitchen Diner, Lounge with log burner, Ground floor guest bedroom with en suite, Principal bedroom with en suite, Further double bedroom, Luxury bathroom, The property benefits from off street parking, enclosed gardens, oil central heating and upvc double glazing.

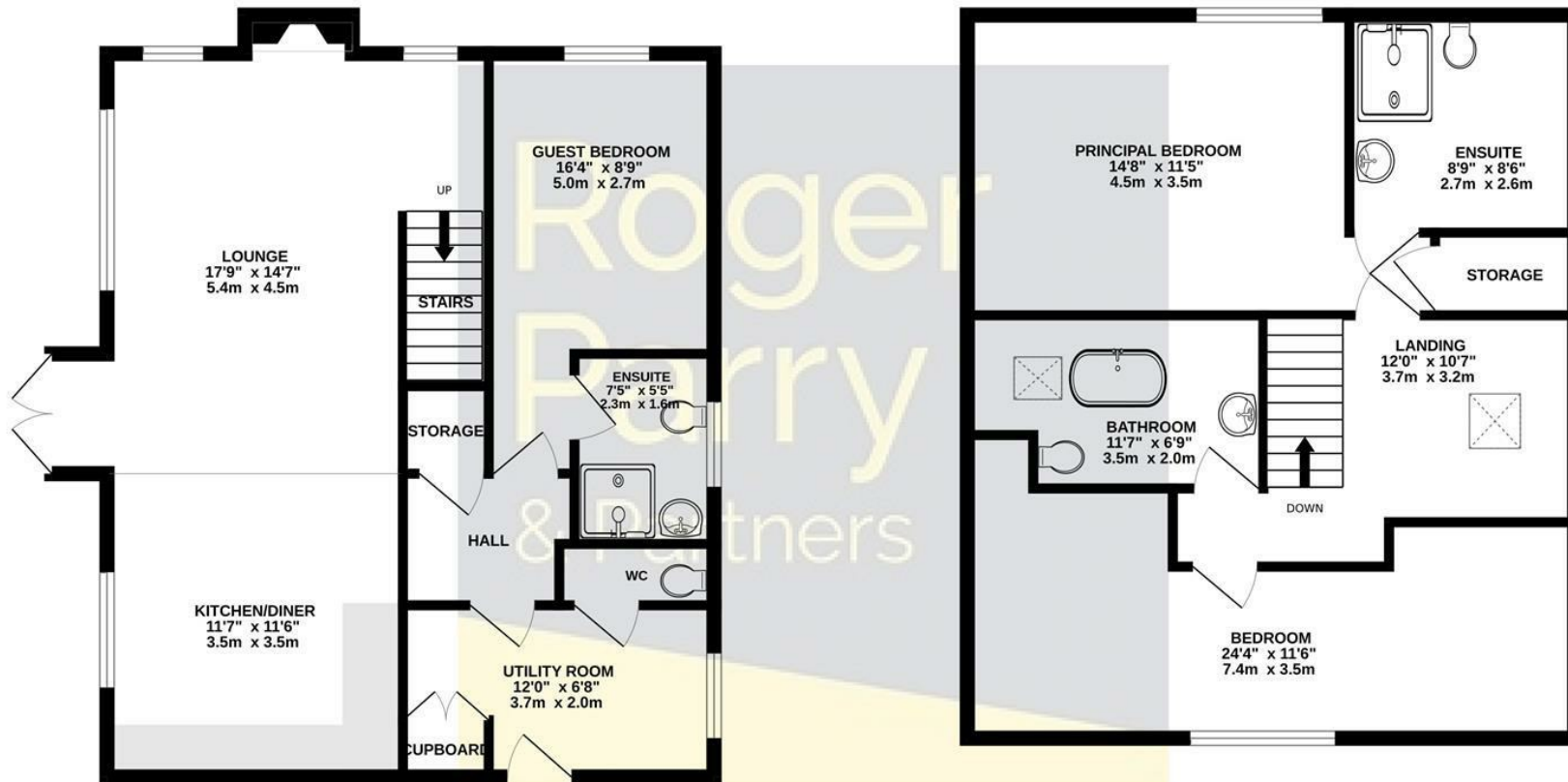




## Floor Plan (not to scale - for identification purposes only)

**GROUND FLOOR**  
674 sq.ft. (62.6 sq.m.) approx.

**1ST FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Utility**

12'08" x 6'88" (3.86m x 1.83m)

With window to rear, tiled flooring, radiator, ample space for appliances and storage cupboard housing boiler.

**Cloakroom**

Attractively fitted with low flush Wc and wash hand basin. Tiled floor, radiator and extractor fan.

**Inner Hall**

From the utility door leads into Inner Hall with wooden style flooring and under stairs storage cupboard.

**Guest bedroom**

11'75" x 8'93" (3.35m x 2.44m)

With window to side, radiator.

**En suite Shower Room**

7'59" x 5'53" (2.13m x 1.52m)

With tiled flooring, a rear aspect frosted window, large walk-in shower unit with a tiled surround, hand wash basin set into vanity unit and wc. Extractor fan and heated towel rail.

**Kitchen Diner**

11'76" x 11'59" (3.35m x 3.35m)

Wooden style flooring and window to front. Built-in base and wall units with tiled splashback, units include an integrated stainless-steel sink with drainer, electric oven and four ring hob with extractor hood, integrated dishwasher, space for fridge. Open access to Lounge.

**Lounge**

17'09" x 14'74" (5.41m x 4.27m)

With windows to front and side, French doors to front, two radiators, wooden style flooring and log burner set onto hearth with oak mantle.

Stairs rise from Lounge to First floor landing with oak balustrade. The first floor landing provides a good sized open space with velux window and radiator. (reduced headroom).

**Principal bedroom**

14'0" x 10'11" max (4.27m x 3.35m max )

With window to side providing far reaching open views, radiator and access to loft space.

**En suite shower room**

8'85" x 8'45" max (2.44m x 2.44m max)

With large walk-in shower unit with a tiled surround, hand wash basin set into vanity unit and wc. Extractor fan and heated towel rail.

**Bedroom**

11'68" x 24'40" max (3.35m x 7.32m max )

With window to side, radiator.

**Luxury Bathroom**

11'72" x 6'95" max (3.35m x 1.83m max)

With beautiful freestanding bath with shower attachment, hand wash basin set into vanity unit and wc. Velux window, extractor fan and heated towel rail.

**Outside**

Graveled parking area, allowing space for several cars. A paved walkway leads to the main entrance of the property. Pathed pathways leads all around the property, bordered by lawn. The garden is fully enclosed and provides a good level of privacy with fencing and hedging. To the front the property benefits from a paved patio, perfect space for El fresco dining.

**General Notes****TENURE**

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

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## SERVICES

We are advised that mains electric, water and drainage services are connected. Broadband Speed: Basic 24Mbps. Mobile Service: Likely with some providers.

**FLOOD RISK:** Surface water - Medium risk, River and Sea - very low risk. We would recommend this is verified during pre-contract enquiries.

## COUNCIL TAX BANDING

We understand the council tax band is deleted. In 2017 the property was listed as a band C. 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.



**Local Authority:** Shropshire Council

**Council Tax Band:** Exempt

**EPC Rating:** D

**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 and upon reaching Stiperstones, prior to reaching the Stiperstones Inn the property is located on the left hand side.

#### **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



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.